

FLOOR PLAN

- DIMENSIONS**
- Porch**
- Entrance Hall**
- Lounge Diner**
15'09 x 12'07 (4.80m x 3.84m)
- Kitchen**
10'08 x 8'11 (3.25m x 2.72m)
- Bedroom One**
12'08 x 11'06 (3.86m x 3.51m)
- Bedroom Two**
10'10 x 8'11 (3.30m x 2.72m)
- Bathroom**
7'08 x 5'11 (2.34m x 1.80m)
- Outer Lobby**
3'5 x 9' (1.04m x 2.74m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

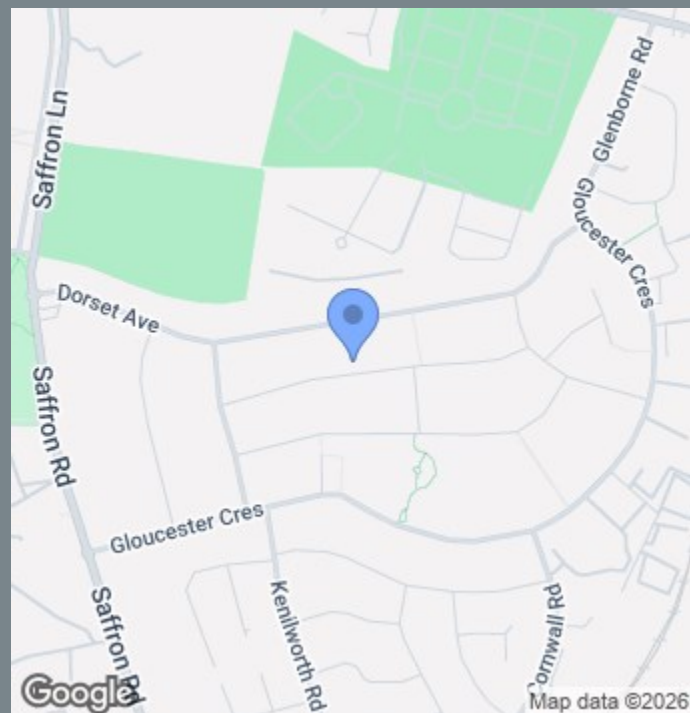
34 Norfolk Road, Wigston, LE18 4WH
Offers In Excess Of £230,000

OVERVIEW

- Lovely Semi Detached Bungalow
- Fabulously Located
- No Onward Chain
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Double Bedrooms & Bathroom
- Rear Garden
- Driveway & Garage
- Viewing Is Advised
- EER - D, Freehold, Tax Band -B

LOCATION LOCATION....

Norfolk Road is located within the popular Fairfield area of Wigston, a well-established residential neighbourhood known for its welcoming community feel and convenient local amenities. The area benefits from nearby shops, supermarkets and everyday services within Wigston town centre, offering a range of cafés, independent retailers and essential amenities. Families are well served by a selection of reputable primary and secondary schools close by, making the area particularly appealing for family living. Residents also enjoy access to nearby green spaces including Fairfield Park and other local parks, ideal for walking, recreation and outdoor activities. Norfolk Road is well positioned for travel, with regular bus services, Wigston railway station providing direct links to Leicester and beyond, and convenient access to major road routes such as the A6, A563 ring road and M1, making it an excellent location for commuters. Combining strong community spirit with practical connectivity, the Fairfield area of Wigston remains a highly desirable place to live.



THE INSIDE STORY

Situated in a popular location and offered with the added benefit of no onward chain, this lovely semi-detached bungalow provides well-balanced accommodation and an excellent opportunity for those seeking comfortable, single-level living. A welcoming porch leads into the main hallway, providing access to the accommodation throughout. The lounge diner is a bright and inviting space, featuring dual-aspect windows that allow natural light to flood the room, along with a charming open fire that creates a warm and cosy focal point. With ample room for both comfortable seating and a dining table, this versatile space is ideal for everyday living as well as entertaining family and friends. The kitchen offers a practical layout with plenty of scope for cooking and meal preparation. An outer lobby just off the kitchen provides a useful additional area, complete with plumbing for a washing machine, helping to keep the main living areas clutter free. There are two generous double bedrooms, both offering flexible accommodation to suit a variety of needs, whether as comfortable sleeping spaces, a guest room, hobby room or home office. The bathroom completes the internal accommodation. Externally, the property benefits from a driveway leading to a detached garage, providing off-road parking and useful storage. To the rear, the garden offers a pleasant outdoor space to enjoy, perfect for relaxing, gardening or spending time outdoors.

