13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway
13'2 x 5'11 (4.01m x 1.80m)

Lounge
14'6 x 12 (4.42m x 3.66m)

Dining Room
9'8 x 12' (2.95m x 3.66m)

Kitchen
9'4 x 8'10 (2.84m x 2.69m)

Downstairs Cloakroom
6' x 2'7 (1.83m x 0.79m)

Store Cupboard

Landing

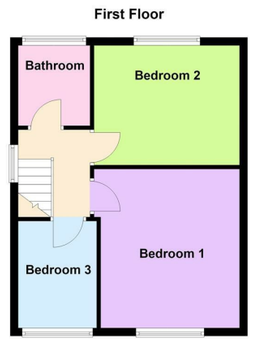
Bedroom One
13' x 11'7 (3.96m x 3.53m)

Bedroom Two
9'9 x 12'1 (2.97m x 3.68m)

Bedroom Three
8'7 x 6'6 (2.62m x 1.98m)

Bathroom
8'7 x 6'6 (2.62m x 1.98m)







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.

19 Willow Park Drive, Wigston, LE18 1EB

£290,000

OVERVIEW

- Beautiful Extended Family Home
- Fabulous Location
- Lounge & Dining Room
- Lovely Kitchn & Downstairs Cloakroom
- Three Good Sized Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is A Must
- EER Rating - tbc, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Willow Park Road enjoys a lovely position within the popular & well-established area of Wigston, offering a wonderful combination of everyday convenience, green open spaces & a welcoming community atmosphere. Wigston town centre is just a short distance away, with Bell Street, Leicester Road & Long Street offering a fantastic selection of independent shops, cafés, restaurants, traditional public houses & supermarkets including Sainsbury's, Aldi & Iceland. Families are particularly well catered for with nearby All Saints Primary School, Water Leys Primary School, Little Hill Primary School & Wigston Academy. For those who enjoy the outdoors, the beautiful Willow Park is a real highlight, offering open green spaces, children's play areas, football pitches, a skate park & outdoor fitness facilities, whilst Peace Memorial Park provides another lovely spot to relax. Wigston's thriving community benefits from a local library, leisure facilities, traditional market & a variety of clubs & activities. Commuters will appreciate regular bus services into Leicester city centre, nearby South Wigston railway station & convenient road connections via the A5199, A563 & M1/M69 motorway networks. With its excellent amenities, schools & lovely green spaces, this is a fantastic location for families, first-time buyers & professionals alike.











THE INSIDE STORY

Beautifully presented throughout & thoughtfully extended to provide additional living space, this lovely three bedroom home offers a wonderful combination of stylish interiors, comfortable accommodation & a great location! With a warm & welcoming feel from the moment you step inside, this delightful property is ready for its new owners to move straight in & enjoy. The entrance hallway leads into the tastefully decorated lounge, where an attractive bay window allows natural light to fill the room, creating a lovely space to relax & unwind after a busy day or enjoy cosy evenings in front of the television. The dining room provides a wonderful setting for everything from everyday family meals to entertaining friends, with plenty of room for a table & chairs, whilst patio doors open directly onto the rear garden, allowing the outside in during the warmer months. The kitchen is fitted with a range of wooden wall & base cabinets complemented by contrasting worktops, offering plenty of storage & preparation space for cooking up your favourite meals. A handy downstairs cloakroom & useful storage cupboard add that all-important practicality for busy family life. Upstairs, the landing leads to three good sized bedrooms, each offering comfortable accommodation & the flexibility to suit your needs, whether that be bedrooms for the family, a welcoming guest room or perhaps a peaceful home office or dressing room. A family bathroom completes the first floor accommodation, providing a fresh & inviting space to start the day. Outside, the driveway to the front provides handy off road parking, whilst the lovely rear garden offers somewhere for everyone to enjoy. With a patio area perfect for summer barbecues, alfresco dining or relaxing with a morning coffee, alongside a lawn providing space for children to play or pets to explore, it's a wonderful extension of the home. A beautifully cared for family home offering space, comfort & a lovely setting to make memories.







