13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Kitchen
9'09 x 6'08 (2.97m x 2.03m)

Lounge Diner
16'11 x 12'05 max (5.16m x 3.78m max)

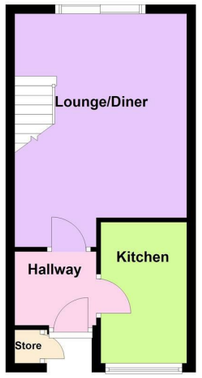
Landing

Bedroom One
9'03 x 12'04 (2.82m x 3.76m)

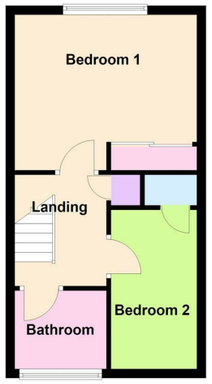
Bedroom Two
11'03 x 6' (3.43m x 1.83m)

Bathroom
5'08 x 6'01 (1.73m x 1.85m)

Ground Floor



First Floor



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.

6 Simons Close, Wigston, LE18 3UD

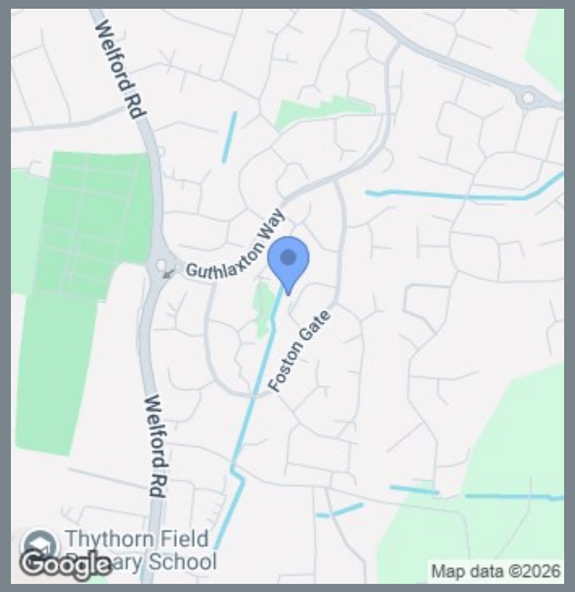
£219,950

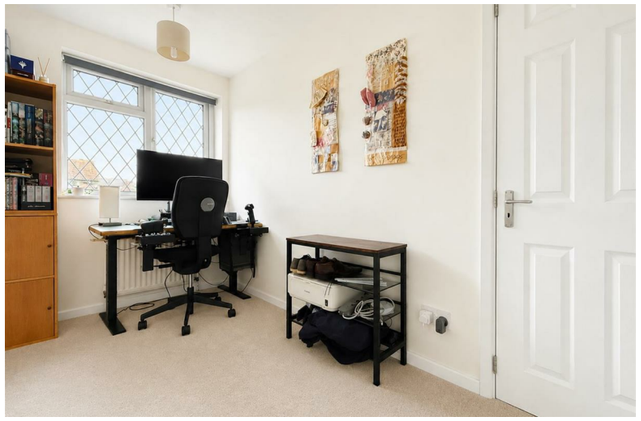
OVERVIEW

- Beautiful End Townhouse
- Cul De Sac Location
- Hallway & Fitted Kitchen
- Spacious Lounge Diner
- Two Bedrooms
- Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is Essential
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Within the ever-popular Wigston Harcourt development, Simons Close enjoys a peaceful residential setting with a welcoming and family-oriented atmosphere. Over the years, Wigston Harcourt has become one of the area's most desirable places to live, loved for its quiet surroundings, well-kept streets and strong sense of community. Everyday life is made easy with a range of nearby supermarkets, cafés, gyms and local amenities close at hand, while both Wigston town centre and Oadby offer an even wider choice of shopping and dining options. Families are particularly drawn to the area thanks to its reputable schools and abundance of green space, with nearby parks, play areas and scenic walks creating a wonderful outdoor lifestyle. For commuters, the location is equally appealing, offering straightforward access to Leicester city centre, the A6, A563 ring road and M1, alongside regular public transport links. Blending modern convenience with a relaxed suburban feel, Simons Close offers a lifestyle that is both practical and wonderfully community-focused.



THE INSIDE STORY

Tucked away within a peaceful cul-de-sac on the highly regarded Wigston Harcourt development, this beautifully presented end townhouse offers a wonderful blend of comfort, charm & practicality, making it an ideal home for a range of buyers. Upon entering, you are welcomed into a entrance hall that leads through to the main living accommodation. The kitchen provides a practical & well-designed space for everyday cooking, offering ample storage & workspace to suit modern living. To the rear, the spacious lounge diner forms the heart of the home, offering a warm & versatile living space perfect for both relaxing & entertaining. With ample room for comfortable seating as well as dining furniture, this room easily adapts to suit your lifestyle. Patio doors open directly onto the garden, allowing natural light to pour in while creating a seamless flow between indoor & outdoor living during the warmer months. Upstairs, the landing leads to two well-proportioned bedrooms, both beautifully presented. Bedroom one benefits from fitted wardrobes providing excellent storage, while bedroom two features an inbuilt cupboard & offers flexibility as a guest room, nursery, dressing room, or home office if desired. The bathroom is fitted with a fresh white three-piece suite comprising WC, wash hand basin & bath with shower over, creating a bright & functional space to unwind. Externally, the property continues to impress. To the front, a driveway provides convenient off-road parking. The rear garden is a real highlight of the home, thoughtfully arranged with patio seating areas ideal for outdoor dining, entertaining, or simply relaxing in a peaceful setting. Beyond the main garden, a gate leads down to a delightful lower section where a gentle stream flows through, complete with a charming bridge crossing over—creating a truly picturesque outdoor retreat with a lovely sense of tranquillity.