13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room
15'7 x 12'7 (4.75m x 3.84m)

Dining Kitchen
19' x 10'08 (5.79m x 3.25m)

Sitting Area
9'04 x 9'02 (2.84m x 2.79m)

Downstairs Cloakroom
7'5 x 6'1 (2.26m x 1.85m)

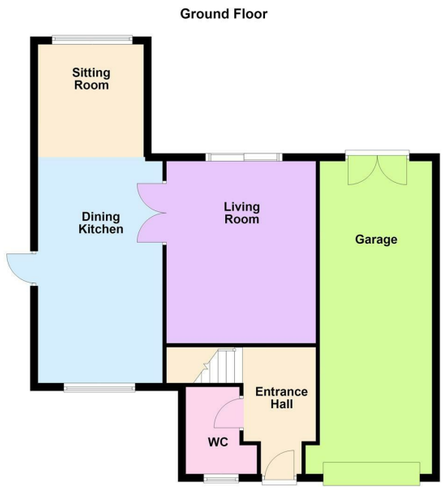
Landing

Bedroom One
11'8 x 11'10 (3.56m x 3.61m)

Bedroom Two
11'8 x 11' into robes (3.56m x 3.35m into robes)

Bedroom Three
7' x 8'1 (2.13m x 2.46m)

Bathroom
7' x 5'6 (2.13m x 1.68m)



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.

7 Lodge Road, Fleckney, LE8 8BX

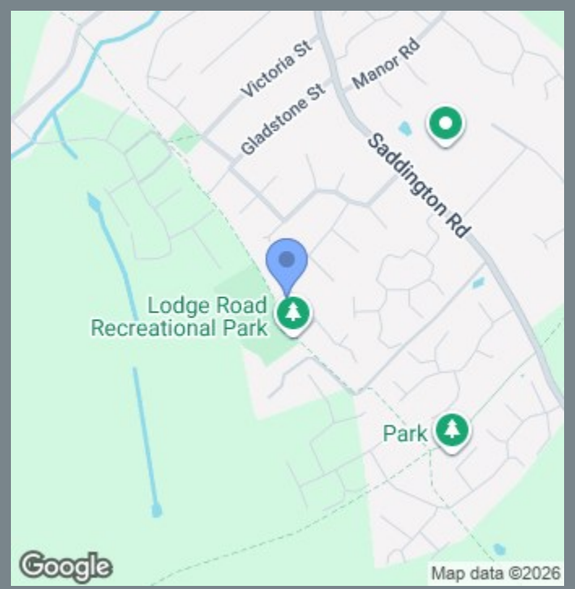
£330,000

OVERVIEW

- Spacious Family Home
- Open Views To the Rear & No Chain
- Full Rewire & New Windows
- Hallway & Downstairs Cloakroom
- Lounge & Dining Kitchen With Sitting Area
- Three Bedrooms & Family Bathroom
- Driveway & Extended Garage
- Beautifully Landscaped Garden
- Viewing Is Essential
- EER -D Freehold, Tax - C

LOCATION LOCATION....

Lodge Road enjoys a wonderful position within the thriving village of Fleckney, a picturesque south Leicestershire community that has retained its village charm while offering an excellent range of modern amenities. Popular with families and professionals alike, Fleckney boasts a strong sense of community, with local events, sports clubs and village organisations helping to create a welcoming atmosphere. The village centre offers a selection of shops, cafés, pubs, a Co-op supermarket and everyday conveniences, while larger retail destinations can be found in nearby Market Harborough, Wigston and Leicester. Families are particularly well catered for, with Fleckney Church of England Primary School and Kibworth Mead Academy both serving the area. Residents enjoy access to several green spaces, recreation grounds and countryside walks that surround the village, providing the perfect setting for outdoor pursuits. Despite its peaceful surroundings, Fleckney remains well connected, with convenient road links to Leicester, Market Harborough and the A6, alongside regular bus services to surrounding towns and villages. Combining village character, community spirit and excellent amenities, Lodge Road offers a fantastic opportunity to enjoy life in one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Set within a sought-after village setting & enjoying delightful open views across the countryside to the rear, this beautifully presented detached family home offers spacious & versatile accommodation, perfect for modern family living. Offered to the market with no upward chain, the property has been improved by the current owners, including a full rewire, replacement windows & doors, providing peace of mind for years to come. The welcoming entrance hallway sets the tone for the accommodation beyond, leading through to a generous & stylish living room. Flooded with natural light, this impressive reception space features contemporary bi-folding doors that seamlessly connect the indoors with the garden, creating the ideal environment for both relaxing evenings & entertaining guests. At the heart lies the dining kitchen, fitted with a range of shaker-style units offering ample storage & workspace. Designed with family life in mind, the room comfortably accommodates a dining table for family meals, while an additional seating area provides a cosy space to unwind, making this a true social hub of the home. A useful ground floor WC offers excellent practicality & presents potential for the installation of a shower. To the first floor, the landing gives access to three well-proportioned bedrooms, each offering flexibility for growing families. Bedroom two benefits from fitted wardrobes, providing excellent storage solutions. The family bathroom is fitted with a classic white three-piece suite, serving the bedrooms with ease. Externally, the property continues to impress. A driveway provides ample off-road parking and leads to an extended garage, ideal for storage, hobbies or workshop space. The landscaped rear garden has been thoughtfully designed to offer a variety of areas to enjoy throughout the seasons, including a patio perfect for al fresco dining, a well-maintained lawn, colourful flower-filled borders & further seating areas to the top of the garden.