

FLOOR PLAN

DIMENSIONS

Lounge
 11'04 x 10'05 (3.45m x 3.18m)

Dining Kitchen
 19'9 x 10'05 (6.02m x 3.18m)

Utility
 5'03 x 4'01 (1.60m x 1.24m)

Downstairs Cloakroom
 5'03 x 5'03 (1.60m x 1.60m)

Landing

Bedroom One
 11'03 x 11'09 (3.43m x 3.58m)

Bedroom Two
 11'03 x 11'09 (3.43m x 3.58m)

Bathroom
 9' x 5'03 (2.74m x 1.60m)



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

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.

30 Glengate, Wigston, LE18 4SP

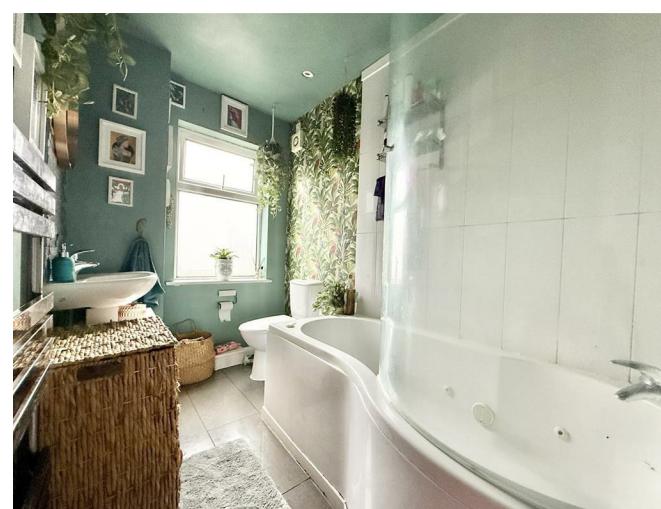
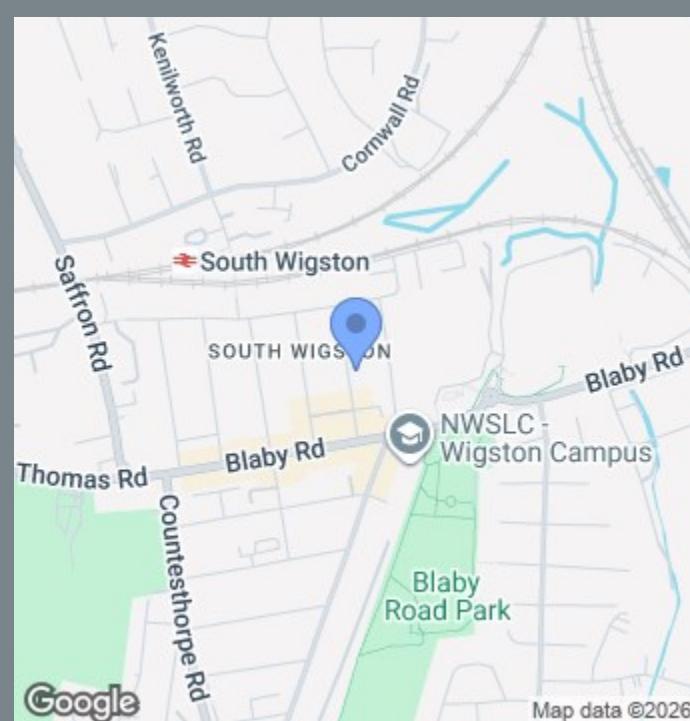
£190,000

OVERVIEW

- Beautiful Home
- Ideal First Time Buy
- Lounge & Dining Kitchen
- Downstairs Cloakroom & Utility
- Two Bedrooms
- Bathroom
- Low Maintenance Rear Garden
- Viewing Is a Must
- Great Location
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

Glengate in South Wigston is a convenient and friendly location that offers excellent amenities, strong transport links and a welcoming community feel. Families have access to well-regarded schools including South Wigston High School, Glenmere Primary, Little Hill Primary and All Saints, making it ideal for all ages. Green spaces such as Blaby Road Park are close by, offering play areas, open lawns and room for relaxed walks or family time. South Wigston's lively centre provides supermarkets, cafés, takeaways, independent shops and everyday essentials, while Fosse Park is only a short drive away for wider retail and dining options. Transport connections are a major advantage here: South Wigston Train Station is just a short walk away, offering direct services to Leicester, Birmingham and beyond, alongside regular bus routes serving the area and easy access to the M1, M69 and Leicester Ring Road. With its strong community, great connectivity, local parks and good schools, Glengate is a fantastic place to call home.



THE INSIDE STORY

This charming terraced home is set in a very popular location & makes an ideal first-time buy, offering a wonderfully inviting feel throughout. The cosy lounge welcomes you with a beautiful feature fireplace and a window to the front that fills the room with natural light—perfect for relaxing evenings, movie nights or catching up with friends. The modern dining kitchen is a real highlight, fitted with ample black wall & base cabinets paired with contrasting wooden work surfaces for a stylish, contemporary look. With an eye-level oven, inset sink drainer and plenty of space for a dining table & chairs, it's a fantastic space for everyday cooking, entertaining or enjoying relaxed family meals. A window overlooking the garden adds a lovely view while you prepare meals. A useful utility room offers extra storage & space for appliances, keeping the kitchen clutter-free, while a downstairs cloakroom adds convenience for busy households. Upstairs, the landing leads to two generous double bedrooms, each offering a comfortable retreat with plenty of space for wardrobes, desks or additional furnishings. The bathroom is fitted with a three-piece suite, providing everything needed for both quick morning routines & relaxing evening soaks. Outside, the home continues to impress with a lovely rear garden—perfect for alfresco dining, summer gatherings or simply unwinding outdoors. It features a patio area, a neat lawn & a delightful undercover seating/dining area that can be enjoyed in all weather, making it a wonderful extension of your living space. This delightful home offers comfort, style & practicality in a sought-after spot—ideal for those stepping onto the property ladder.

