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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Lounge
14'10 x 12'7 (4.52m x 3.84m)

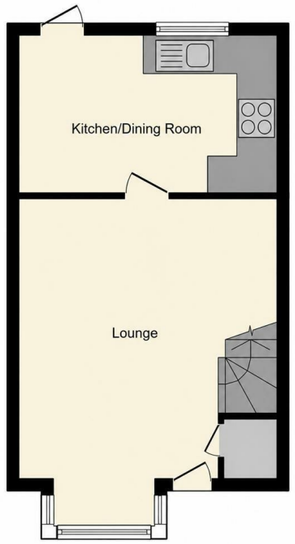
Dining Kitchen
7'11 x 12'7 (2.41m x 3.84m)

Landing

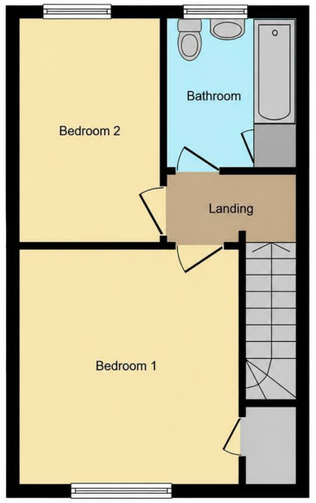
Bedroom One
11' x 9'5 (3.35m x 2.87m)

Bedroom Two
11'9 x 6'2 (3.58m x 1.88m)

Bathroom



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.

42 Little Dale, Wigston, LE18 3LF

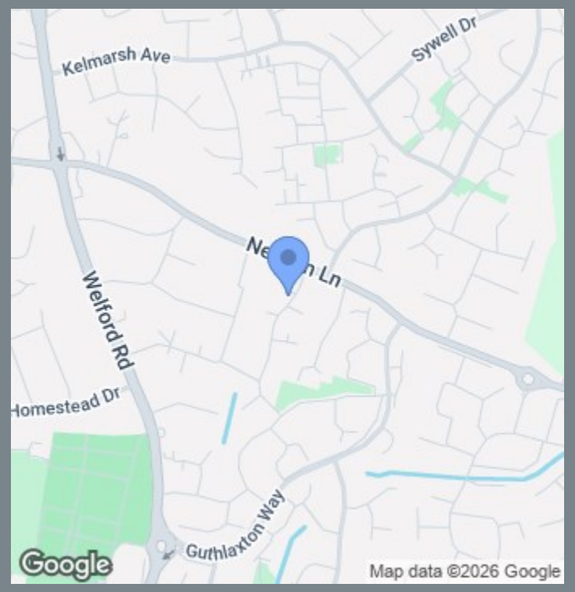
£200,000

OVERVIEW

- Fabulous First Time Or Investment Buy
- Great Location & No Chain
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway To Rear
- Low Maintenance Garden
- Viewing Is A Must
- Council Tax Band - A
- EER - C, Freehold

LOCATION LOCATION....

Little Dale is situated within a sought-after residential area of Wigston Harcourt, valued for its peaceful surroundings, strong sense of community and excellent local amenities. The area is well placed for a variety of shops, supermarkets, cafés and services in Wigston town centre, providing convenient everyday living. Families are well catered for with a selection of well-regarded primary and secondary schools nearby, while a number of parks and green spaces are within easy reach, offering ideal spots for leisure, walking and outdoor activities. The location also benefits from excellent transport connections, including regular bus services, Wigston railway station with direct links to Leicester and beyond, and straightforward access to major road routes such as the A6 and M1. Combining comfort, convenience and connectivity, Little Dale represents a highly desirable place to live.



THE INSIDE STORY

Situated within a popular residential area of Wigston, this well-presented terraced home offers comfortable accommodation throughout and would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize without compromising on convenience. Upon entering, you are welcomed into a bright & inviting lounge, providing a warm and comfortable space to relax at the end of the day. With plenty of room for seating, this versatile room is perfect for cosy evenings in, entertaining friends, or simply enjoying everyday living. To the rear, the fitted kitchen offers a practical and functional space with ample room for meal preparation and storage. It also provides direct access to the garden, creating a lovely connection between indoor & outdoor living and making it easy to enjoy the outdoor space during the warmer months. Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with flexibility to suit a variety of needs. Whether used as bedrooms, a guest room, dressing room, or home office, these rooms offer excellent versatility. The family bathroom serves the first floor and provides a bright & practical space for everyday use. Externally, the low-maintenance rear garden offers a private outdoor retreat, perfect for relaxing, entertaining, or enjoying the sunshine without the upkeep often associated with larger gardens. Further benefits include off-road parking, adding convenience to this attractive home.