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

Entrance Hall
12'6 x 4'5 (3.81m x 1.35m)

Open Plan Kitchen Diner Lounge
28'8 (max) x 12'7 (max) (8.74m (max) x 3.84m (max))

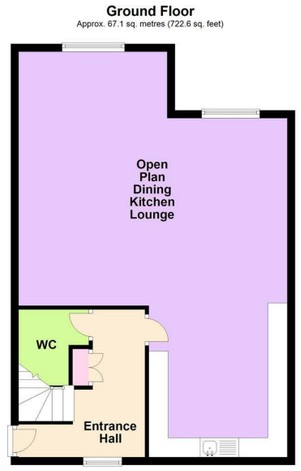
Downstairs Cloaks

Landing

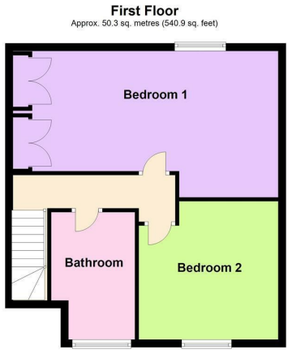
Bedroom One

Bedroom Two

Bathroom



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)





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.

10 Lanes Court Cross Street, Wigston, LE18 2LD

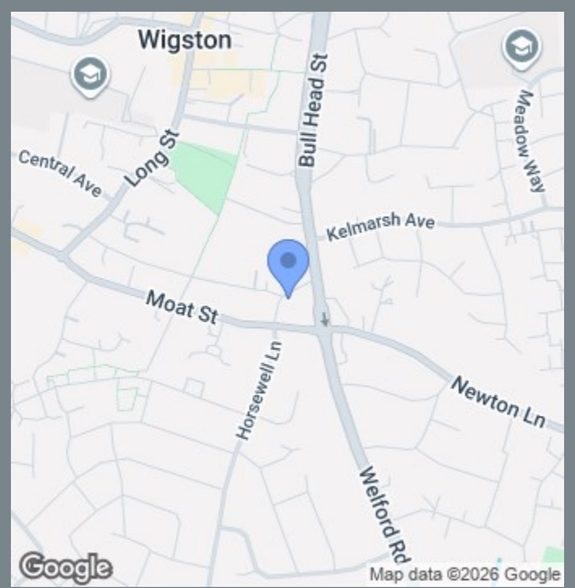
Offers Over £190,000

OVERVIEW

- Spacious Apartment Over Two Floors
- Open Plan Kitchen, Dining, Lounge
- Downstairs Cloakroom
- Two Double Bedrooms
- Stylish Bathroom
- Allocated Parking For One Car & Spare Parking Spaces
- Commual Private Garden
- Leasehold
- Council Tax A, EER Rating C
- Great Village Location

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.











THE INSIDE STORY

This beautifully presented two-bedroom apartment offers spacious, modern living in a well-maintained development, making it an ideal first-time purchase, investment or home for those looking to downsize. Beautifully presented throughout, an internal viewing is highly recommended to fully appreciate everything this lovely home has to offer.
Stepping inside, the welcoming entrance hall leads through to the heart of the home – a superb open-plan living space that effortlessly combines the lounge, dining area & kitchen. Filled with natural light, this versatile room is perfect for relaxing, entertaining friends or enjoying everyday life. The contemporary kitchen is fitted with a range of modern units, generous worktop space & ample storage, making it as practical as it is stylish. Completing the ground floor is a convenient cloakroom fitted with a low-level WC & wash hand basin.
To the first floor are two generous bedrooms, both having a light & airy feel, offering comfortable spaces to unwind at the end of the day. The modern family bathroom is finished with quality fittings, creating a fresh & contemporary space.
Externally, the property benefits from allocated and visitor parking along with attractive communal gardens, providing a pleasant outdoor setting to enjoy. Combining spacious accommodation, modern finishes and a convenient location, this wonderful apartment is ready to move straight into and
is sure to appeal to a wide range of buyers.







