

FLOOR PLAN

DIMENSIONS

Porch

4'11 x 4'03 (1.50m x 1.30m)

Entrance Hall

Kitchen

8'04 x 15'08 (2.54m x 4.78m)

Downstairs Cloakroom

2'10 x 4'2 (0.86m x 1.27m)

Lounge

11'03 x 19' (3.43m x 5.79m)

Family Room

12'02 x 9' (3.71m x 2.74m)

Garden Room

10'06 x 10' (3.20m x 3.05m)

Landing

Bedroom One

9'02 x 19'01 (2.79m x 5.82m)

En Suite

4'06 x 6'02 (1.37m x 1.88m)

Bedroom Two

11'11 x 9'01 (3.63m x 2.77m)

Bedroom Three

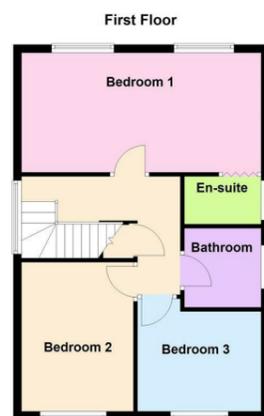
9'01 x 9'10 (2.77m x 3.00m)

Bathroom

6'03 x 6'02 (1.91m x 1.88m)

Garage

16'07 x 16'07 (5.05m x 5.05m)



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.

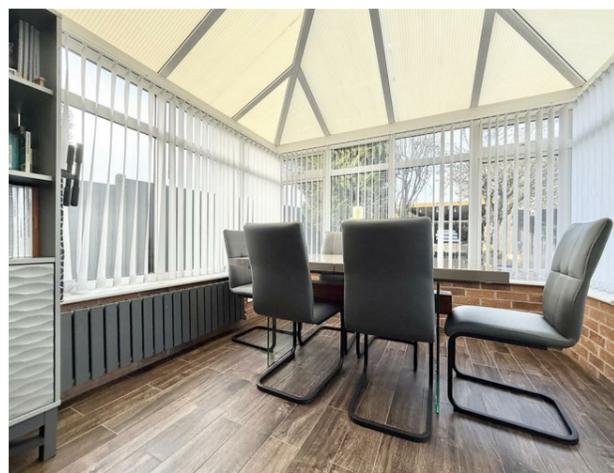
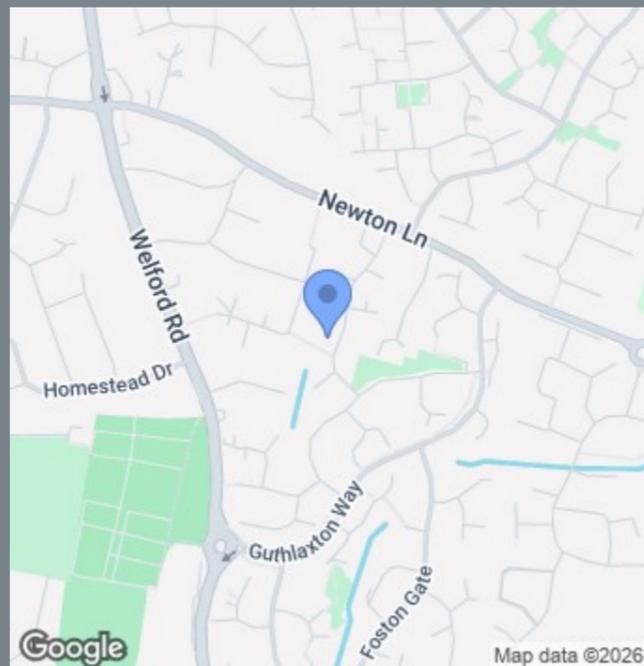
20 Little Dale, Wigston, LE18 3LF
Offers Over £450,000

OVERVIEW

- Stunning & Spacious Family Home
- Originally A Four Bedroom
- Fabulous Location & Porch & Hallway
- Lounge, Family Room & Garden Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms & Primary En Suite & Family Bathroom
- Driveway & Double Garage
- Beautiful Landscaped Garden
- Drawings For Extension Available
- EER - D, Freehold, Tax Band - E

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

This stunning detached family home has been thoughtfully improved to an exceptional standard, offering beautifully presented & versatile accommodation set on a wonderful plot in a highly desirable location. From the moment you arrive, the quality & care invested in this home is immediately evident. A welcoming porch opens into the entrance hall, creating an inviting first impression. The spacious lounge is a real highlight, featuring a charming bay window with window seat, perfect for relaxing with a book, alongside a stylish media wall that makes this room ideal for cosy evenings or entertaining guests. The kitchen is fitted with sleek white cabinets complemented by contrasting worktops & benefits from an eye-level double oven, creating a practical yet elegant space for cooking & everyday family life. Flowing seamlessly from here is the family room, which could equally be used as a formal dining room, offering excellent flexibility to suit modern living. This space opens into the garden room, a light-filled area with French doors leading directly onto the landscaped rear garden, making it perfect for enjoying views of the outdoors all year round. To the first floor, the landing leads to three bedrooms. Originally a four-bedroom home, the primary bedroom has been reconfigured to create a truly fabulous main suite, complete with beautiful fitted wardrobes. The en suite is finished to a high standard, featuring a walk-in shower with body dryer for a touch of everyday luxury. Bedroom two also benefits from fitted wardrobes, while the remaining bedroom is ideal as a child's room, guest room or home office. The bathroom is equally impressive, finished beautifully to complement the rest of the home. Outside, a driveway provides ample off-road parking & leads to a double garage with electric doors, incorporating a useful utility area. The landscaped rear garden offers a lawn, patio & an undercover seating area, creating a fantastic space for family enjoyment & entertaining.

