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 Hallway

Lounge Diner
21'06 x 14'11 (6.55m x 4.55m)

Breakfast Kitchen
10'05 x 10'1 (3.18m x 3.07m)

Conservatory
14'02 x 11'10 (4.32m x 3.61m)

Bedroom One
10'08 x 10'08 (3.25m x 3.25m)

Bedroom Two
10'06 x 10'08 (3.20m x 3.25m)

Bedroom Three
7'06 x 8'08 (2.29m x 2.64m)

Bathroom
7'06 x 8'05 (2.29m x 2.57m)





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.

33 Ravensthorpe Road, Wigston, LE18 3QX

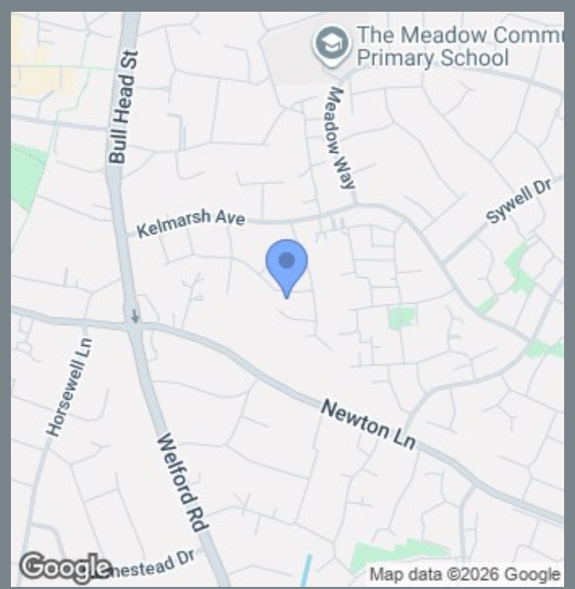
Offers In Excess Of £375,000

OVERVIEW

- Spacious Detached Bungalow
- No Onward Chain & Desirable Location
- Entrance Hall & Breakfast Kitchen
- Lounge Diner & Conservatory
- Three Bedrooms
- Beautiful Bathroom
- Driveway & Double Garage
- Garden With Summer House
- Viewing Is Essential
- EER - D, Freehold, Tax Band - D

LOCATION LOCATION....

Ravensthorpe Road is situated within a well-established and popular residential area of Wigston, known for its welcoming community feel and excellent everyday convenience. The area benefits from a variety of nearby shops, supermarkets, cafés and local services, with Wigston town centre just a short distance away offering a wider range of amenities. Families are well catered for with a selection of reputable primary and secondary schools within easy reach. Residents also enjoy access to nearby green spaces, including local parks and the well-loved Knighton Park, providing ideal settings for walking, outdoor activities and relaxation. Ravensthorpe Road is well positioned for travel, with regular bus services, Wigston railway station offering direct links to Leicester and beyond, and convenient access to major road routes such as the A6, A563 ring road and M1, making it an excellent location for commuters. Combining community atmosphere with practical convenience, Wigston remains a highly desirable place to live.











THE INSIDE STORY

Set within a highly desirable and peaceful location, this spacious detached bungalow is offered to the market with the added benefit of no onward chain, making it an ideal opportunity for a smooth and straightforward move. Upon entering, you are welcomed by a generous entrance hallway that provides access to all principal rooms and sets the tone for the well-proportioned accommodation throughout. The lounge diner is a bright and inviting space, featuring a charming fireplace that creates a natural focal point, along with a large window to the front aspect allowing plenty of natural light to flow in. The dining area seamlessly connects to a substantial conservatory via patio doors, offering a versatile additional reception space—perfect for relaxing, entertaining, or enjoying views of the garden all year round. The breakfast kitchen is both practical and stylish, fitted with a range of wooden cabinetry complemented by contrasting work surfaces. There is an eye-level oven and ample space for appliances, as well as room for a small table and chairs—ideal for casual dining. A charming stable door provides direct access to the garden, enhancing the indoor-outdoor lifestyle. The property boasts three well-proportioned bedrooms, all benefiting from fitted wardrobes, making them perfect for family living, guest accommodation, or even a home office if required. The modern bathroom is thoughtfully designed and features a four-piece suite, including a bath, separate shower, WC, and wash hand basin, offering both comfort and convenience. Externally, the property continues to impress. The front garden is neatly presented, alongside a driveway providing ample off-road parking and leading to a detached double garage. To the rear, the low-maintenance garden offers a private and enjoyable outdoor space, complete with a delightful summer house—perfect for hobbies, relaxation, or entertaining.







