13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Porch
5'5 x 5' (1.65m x 1.52m)

Entrance Hall

Living Room
25'4 x 11' (7.72m x 3.35m)

Conservatory
9'6 x 19'11 (2.90m x 6.07m)

Dining Kitchen
17'8 x 11'9 (5.38m x 3.58m)

Utility
5'10 x 6'10 (1.78m x 2.08m)

Bedroom One
9'11 x 11'5 (3.02m x 3.48m)

Bedroom Two
7'11 x 8'3 (2.41m x 2.51m)

Shower Room
7'11 x 5'10 (2.41m x 1.78m)

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.

28 Brixham Drive, Wigston, LE18 1BH

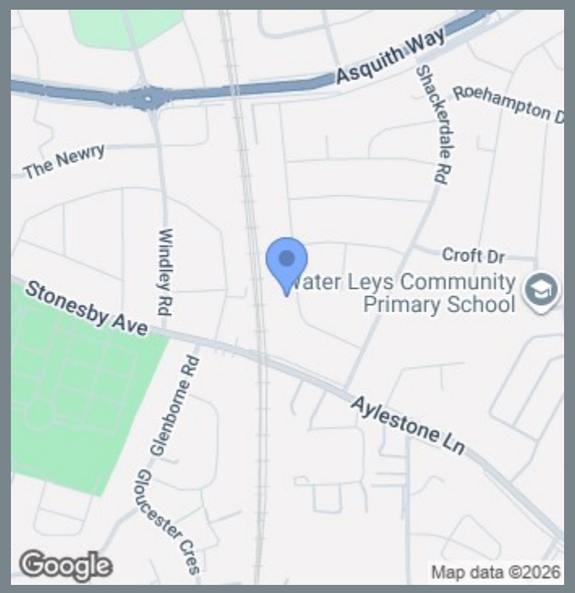
£260,000

OVERVIEW

- Spacious Extended Bungalow, One Owner From New
- Great Location & No Chain
- Porch & Hallway
- Living Room & Conservatory
- Dining Kitchen & Utility
- Two Bedrooms & Modern Shower Room
- Driveway & Detached Garage
- Front & Rear Well Maintained Gardens
- Viewing Is Advised
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Brixham Drive enjoys a convenient position within Wigston Fields, a well-established & family-friendly neighbourhood with plenty of everyday amenities close at hand. Local shopping is particularly easy, with Tesco Express on Aylestone Lane just a short stroll away, alongside convenience stores, takeaways & other useful services, while Wigston town centre offers a much wider choice of supermarkets, independent shops, cafés & amenities. Families are well catered for, with Water Leys Community Primary School around half a kilometre away and a good selection of further primary & secondary schooling nearby. There are plenty of green spaces to enjoy locally too, with playing fields & parks nearby and Knighton Park within easy reach for leisurely walks, playtime & weekends outdoors. The location is particularly handy for commuters, with South Wigston railway station around a mile away, regular bus services through the surrounding area & straightforward road links towards Leicester city centre, Oadby, Fosse Park, the A563, M1 & M69. With shops, schools, green spaces & excellent connections all close to home, Brixham Drive offers a wonderfully practical & welcoming setting for family life.



THE INSIDE STORY

Offered to the market with no onward chain & having been lovingly cared for by just one owner from new this extended bungalow enjoys a fabulous location & offers spacious versatile accommodation complemented by a beautifully established garden. A useful porch opens into the entrance hall which leads through to a comfortable living room with a window to the front & feature fireplace creating a cosy focal point. Patio doors continue into the generous conservatory which is currently enjoyed as a second sitting room. There is plenty of space to create a dining area too making this a wonderfully flexible room for relaxing entertaining or simply sitting back & enjoying the garden outlook. The dining kitchen offers an excellent range of wall & base cabinets with an eye level double oven hob with extractor over & stainless steel sink drainer with mixer tap. Ample room for a table & chairs makes this a welcoming everyday space for everything from breakfast to family meals. A separate utility room provides further wall & base units plumbing for a washing machine & space for a tumble dryer keeping the practical side of the home neatly tucked away. There are two lovely bedrooms with bedroom one benefiting from fitted wardrobes while bedroom two is also a great size with plenty of room for additional furniture. A modern shower room completes the accommodation with a generous double walk-in shower enclosure. Outside the bungalow continues to impress with a driveway detached garage & well maintained front & rear gardens. The rear garden is a real highlight with colourful planted borders a pond & patio creating a peaceful spot for outdoor dining. Further seating areas can be found to the side & towards the top of the garden giving you different places to follow the sun throughout the day. There is even a vegetable plot ready to be revived by anyone with green fingers & plenty of scope to make this charming garden your own.