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

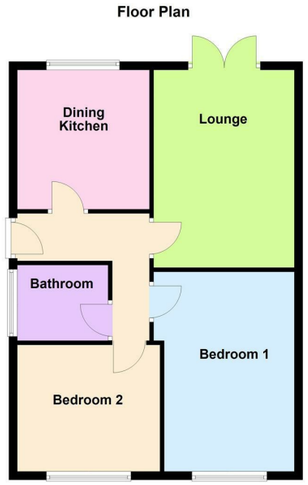
Lounge
15' x 10'11 (4.57m x 3.33m)

Dining Kitchen
10'09 x 10'02 (3.28m x 3.10m)

Bedroom One
14'10 x 9'10 (4.52m x 3.00m)

Bedroom Two
9'11 x 11'03 (3.02m x 3.43m)

Bathroom
5'11 x 7'02 (1.80m x 2.18m)



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.

31 Harrington Road, Wigston, LE18 3WB

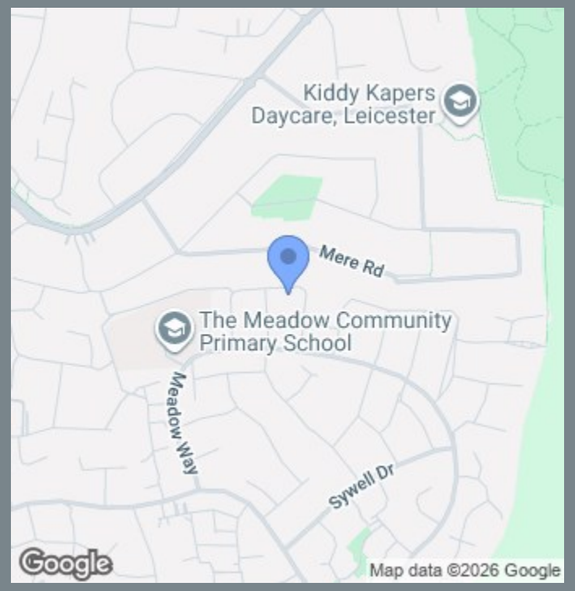
Offers In Excess Of £250,000

OVERVIEW

- Lovely Bungalow With No Chain
- Great Location
- Entrance Hallway
- Dining Kitchen
- Spacious Lounge
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Beautiful Garden
- EER Rating - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Harrington Road is located within the popular Wigston Meadows development, a well-established residential area known for its family-friendly environment and strong sense of community. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with Wigston town centre and Leicester city centre both easily accessible for a wider selection of retail and leisure options. Families are particularly well catered for, with well-regarded schools including Meadow Community Primary School and Wigston Academy within close proximity. Residents also enjoy access to nearby parks and green spaces, ideal for outdoor activities, walking and family time. Harrington Road is well positioned for travel, with regular bus services, nearby rail links from South Wigston and Leicester stations, and convenient access to the A6, A563 ring road and M1, making it an excellent location for commuters. Combining convenience, community and connectivity, Wigston Meadows remains a highly desirable place to live.



THE INSIDE STORY

Situated in a fabulous location on Wigston Meadows, this lovely semi-detached bungalow is offered to the market with no onward chain, providing an excellent opportunity for a smooth and straightforward move. With well-proportioned accommodation throughout, the property is ideal for those seeking comfortable single-storey living in a highly desirable setting. Upon entering, you are welcomed into a bright and inviting hallway that leads through to the main living areas. The dining kitchen is a fantastic space, fitted with a range of white wall and base cabinets, complemented by stylish work surfaces. With ample room for a table and chairs, it's perfect for everyday dining, entertaining, or enjoying a relaxed morning coffee. The lounge is a particularly generous and light-filled room, with French doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living. This space is ideal for relaxing, hosting guests, or simply enjoying the peaceful surroundings. The bungalow offers two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility depending on your needs, whether as bedrooms, guest rooms, or even a home office. The bathroom is fitted with a clean and functional white three-piece suite. Externally, the property continues to impress. The well-tended front garden enhances the home's kerb appeal, while a driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking. To the rear, the beautiful garden is a true highlight, featuring a lawn and patio area—perfect for relaxing, gardening, or entertaining during the warmer months. A wonderful home in a sought-after location, offering both comfort and potential—early viewing is highly recommended.