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

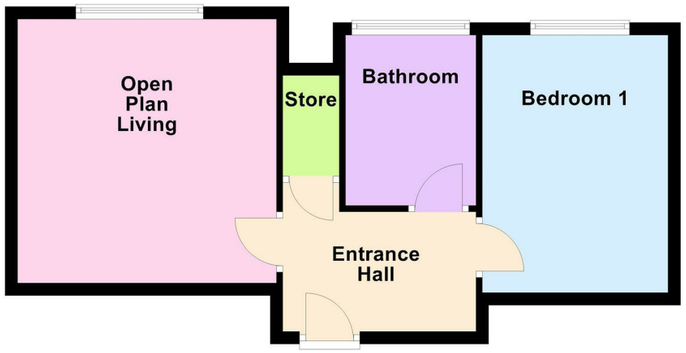
Open Plan Kitchen, Dining, Lounge
13'08 x 13'06 (4.17m x 4.11m)

Bedroom
13'05 x 9'08 (4.09m x 2.95m)

Bathroom
8'11 x 4'09 (2.72m x 1.45m)

Store Cupboard
5'02 x 3' (1.57m x 0.91m)

Floor Plan



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.

Flat 8, 60 Shaftesbury Road, Leicester, LE3 0QN

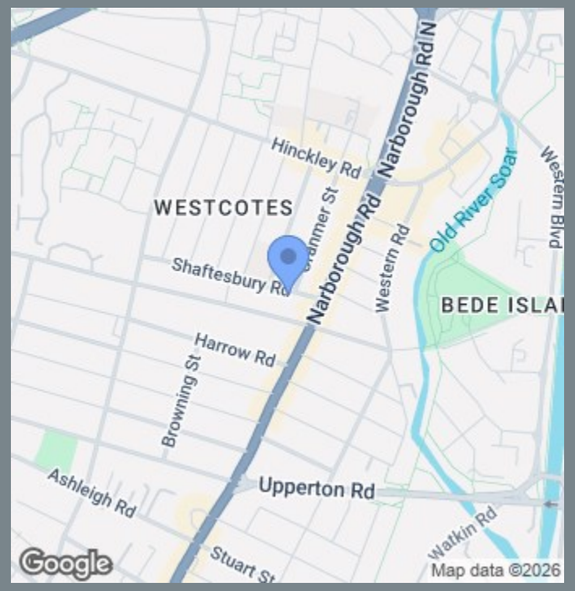
Offers In Excess Of £120,000

OVERVIEW

- Lovely Top Floor Flat
- Great Location
- No Onward Chain
- Entrance Hallway
- Open Plan Living Area
- One Double Bedroom
- Bathroom
- Allocated Parking
- Viewing Advised
- EER - D, Leasehold, Tax Band - A

LOCATION LOCATION....

The Old School House on Shaftesbury Road is situated within a well-established and characterful part of Leicester, offering a blend of period charm and everyday convenience. The area benefits from a variety of nearby shops, supermarkets, cafés and local amenities, with easy access to Leicester city centre providing a wider range of retail, dining and leisure options. Families are well served by a selection of reputable primary and secondary schools within close proximity, along with access to further education facilities. Residents can also enjoy nearby green spaces such as Western Park and local recreational areas, ideal for outdoor activities and relaxation. Shaftesbury Road is well positioned for travel, with regular bus services into the city centre, Leicester railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road. Combining character, convenience and connectivity, this location offers a desirable setting within Leicester.



THE INSIDE STORY

Situated in a highly convenient & sought-after location, this well-presented top floor flat is offered to the market with no onward chain, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. Accessed via a secure entry system, the property provides both comfort & peace of mind. Upon entering the flat itself, you are welcomed by an entrance hall which offers access to all principal rooms, along with a useful storage cupboard—perfect for keeping everyday items neatly tucked away. The heart of the home is the spacious open plan kitchen, dining & lounge area, designed with modern living in mind. This bright & airy space benefits from a window allowing plenty of natural light, while the layout offers excellent versatility—ideal for relaxing, entertaining guests, or even incorporating a work-from-home setup. The kitchen area is well-equipped with a range of wall & base units, providing ample storage, along with an oven, hob with extractor, & plumbing for a washing machine, ensuring practicality without compromising on style. The double bedroom is a comfortable & well-proportioned space, offering plenty of room for bedroom furniture and creating a peaceful retreat at the end of the day. The bathroom is fitted with a clean & modern white three-piece suite, comprising a bath with shower over, wash hand basin & WC, offering both functionality & comfort. Overall, this property is nicely decorated throughout, allowing a buyer to move straight in with ease, while still offering scope to personalise if desired. A fantastic opportunity to acquire a stylish & low-maintenance home in a great location—early viewing is highly recommended.
Ground Rent £50 per annum
Service Charge £1000 per annum