

# FLOOR PLAN

## DIMENSIONS

**Lounge**  
13'10 x 11'03 (4.22m x 3.43m)

**Dining Room**  
11'08 x 11'04 (3.56m x 3.45m)

**Dining Kitchen**  
19'2 x 6'02 (5.84m x 1.88m)

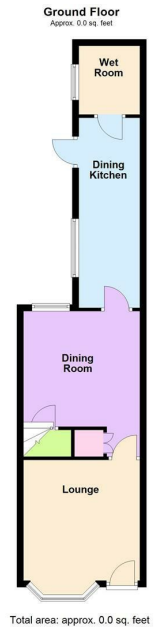
**Downstairs Wet Room**  
6'09 x 6'02 (2.06m x 1.88m)

**Landing**

**Bedroom One**  
12'01 x 12'10 (3.68m x 3.91m)

**Bedroom Two**  
12'02 x 9'06 (3.71m x 2.90m)

**Shower Room**  
12'10 x 6'02 (3.91m x 1.88m)



**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.

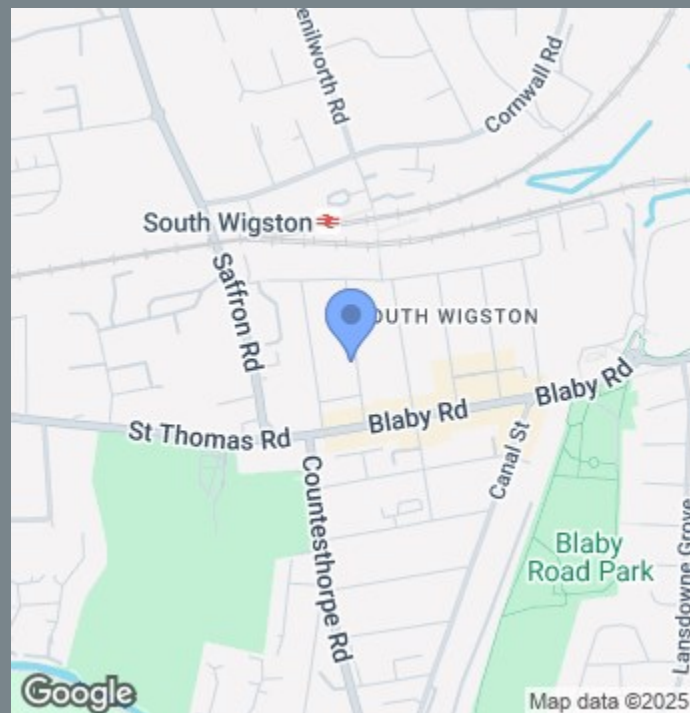
Elmswood House, 21 Leopold Street, Wigston, LE18 4SX  
**£180,000**

## OVERVIEW

- Ideal First Time Or Investment Buy
- No Onward Chain
- Spacious Throughout
- Lounge & Dining Room
- Modern Dining Kitchen
- Two Double Bedrooms
- Upstairs Shower Room
- Front & Rear Gardens
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

## LOCATION LOCATION....

This property enjoys a highly convenient location on Leopold Street in South Wigston, offering a great balance of community amenities and transport links. Families will appreciate the excellent choice of nearby schools, including Parkland and Fairfield Community Primary, and South Wigston High School, all within easy reach. The area is well served by parks and green spaces such as Blaby Road Park and Boulter Crescent Park, providing plenty of room for leisure, sports, and outdoor play. Day-to-day needs are met with a variety of local shops, supermarkets, and independent stores, while Wigston town centre offers further retail and dining options just a short drive away. For commuters, South Wigston railway station is within walking distance, providing direct connections to Leicester and Birmingham, and there are regular bus services linking to surrounding areas. With its combination of schools, parks, shops, and strong transport links, this is an ideal location for families and professionals alike.



## THE INSIDE STORY

*Nestled in a highly sought-after location, this stunning palisaded villa is a true gem, seamlessly blending period charm with modern comforts. Behind its inviting façade, the home boasts a welcoming lounge with a beautiful bay window to the front, filling the space with natural light, and a feature fireplace that creates a warm and elegant focal point. The separate dining room enjoys views over the rear garden, offering the perfect setting for family meals or entertaining. At the heart of the home is the contemporary dining kitchen, styled with cream gloss wall and base units, complemented by contrasting work surfaces, and complete with a bright dining area and a door leading directly to the garden. A practical downstairs wet room adds extra convenience. Upstairs, the landing leads to two generous double bedrooms and a stylish shower room, featuring a walk-in double shower. Outside, the property is equally appealing, with a charming front garden and a low-maintenance rear garden, ideal for relaxing or hosting in the warmer months. With its perfect mix of character and modern living, this delightful villa is ready to welcome its next proud owner.*

