

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
11'5 x 21'8 (3.48m x 6.60m)

Conservatory
10'7 x 14'7 (3.23m x 4.45m)

Kitchen
9' x 11'5 (2.74m x 3.48m)

Downstairs Shower Room
9'9 x 4' (2.97m x 1.22m)

Landing

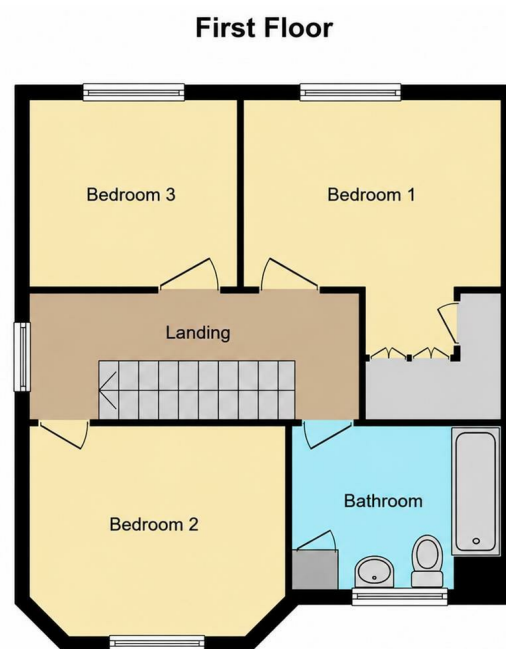
Bedroom One
9'6 x 12'2 (2.90m x 3.71m)

Bedroom Two
9'3 x 11'6 (2.82m x 3.51m)

Bedroom Three
9'1 x 8'4 (2.77m x 2.54m)

Bathroom
9'11 x 6'10 (3.02m x 2.08m)

Home Office/Hobby Room



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.

11 Bainbridge Road, Wigston, LE18 3YH

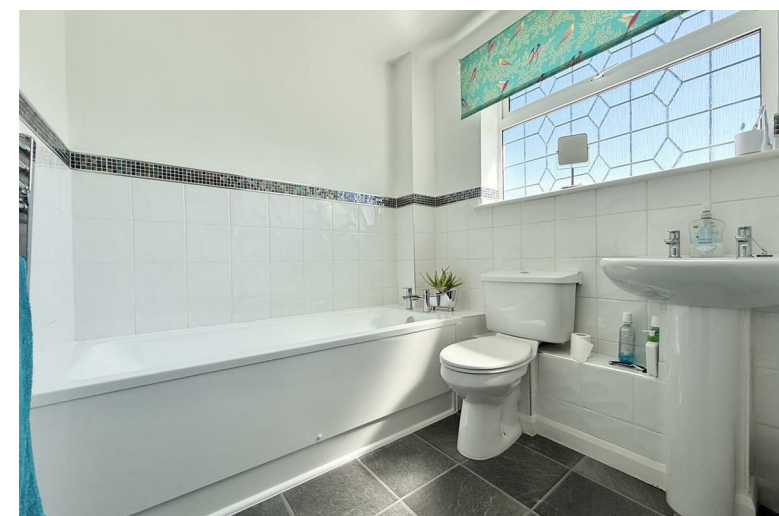
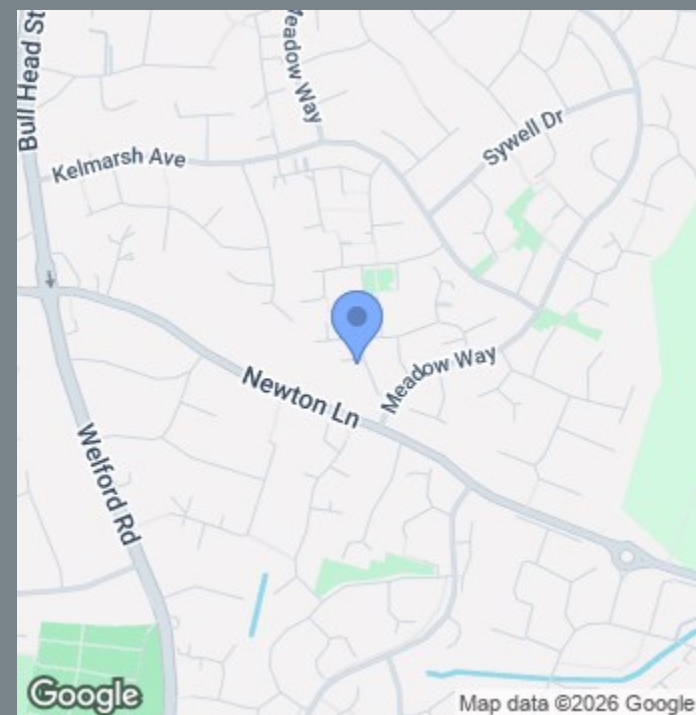
£335,000

OVERVIEW

- Beautiful Detached Family Home
- Corner Plot In Fabulous Location
- Entrance Hallway
- Lounge Diner & Conservatory
- Fitted Kitchen & Downstairs Shower Room
- Three Good Sized Bedrooms
- Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- EER - C, Freehold, Tax - D

LOCATION LOCATION....

Bainbridge Road is located within the ever-popular Wigston Meadows development, a modern and family-friendly area known for its peaceful surroundings and welcoming community atmosphere. Over the years, Wigston Meadows has become a favourite with families and professionals alike thanks to its blend of convenience, green space and excellent local amenities. Nearby you'll find a great selection of supermarkets, cafés, gyms and everyday essentials, while Wigston town centre and Leicester city centre offer an even wider range of shopping, dining and leisure facilities. Families are particularly well catered for with reputable local schools and plenty of nearby parks and open spaces creating a relaxed and outdoorsy feel throughout the area. Bainbridge Road is also ideally positioned for commuters, benefiting from regular public transport links, nearby railway stations and easy access to the A6, A563 ring road and M1 motorway network. Combining modern living with a strong sense of community, Wigston Meadows continues to be one of the area's most desirable places to call home.



THE INSIDE STORY

Occupying a generous plot within a highly sought-after residential location, this fantastic & substantially extended detached family home offers spacious, versatile accommodation perfectly suited to modern family living. Beautifully maintained throughout, the property provides an excellent balance of living & entertaining space, both inside & out. Upon entering, you are welcomed into a bright & inviting home where the well-proportioned layout immediately becomes apparent. The lounge diner forms the heart of the property, offering a wonderful open living environment ideal for relaxing with family, entertaining guests, or enjoying everyday life together. With ample room for both comfortable seating & dining furniture, this versatile space adapts effortlessly to modern lifestyles.

To the rear is a superb conservatory, flooded with natural light and enjoying lovely views over the garden. This impressive room offers fantastic flexibility. The kitchen provides a practical & functional space with ample storage and workspace for day-to-day cooking & family life, while the ground floor shower room adds further convenience for busy households or visiting guests. Upstairs, the first-floor accommodation continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for growing families. Each room provides flexibility depending on individual needs, whether as bedrooms, guest accommodation or dressing space. The family bathroom serves the first floor and provides a bright & functional space. Externally, the attractively landscaped rear garden is a true highlight of the home. Beautifully maintained, private & enclosed, it offers a wonderful outdoor retreat featuring well-tended planting and plenty of room for relaxing, entertaining, or family enjoyment. The garage to the rear has also been thoughtfully divided to create a useful study room alongside a separate storage area, offering excellent versatility for those working from home.