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

Porch
4'2 x 6'9 (1.27m x 2.06m)

Entrance Hall
11'6 x 5'11 (3.51m x 1.80m)

Lounge
17' x 11'1 (5.18m x 3.38m)

Dining Room
9'2 x 8'9 (2.79m x 2.67m)

Kitchen
10'1 x 8'3 (3.07m x 2.51m)

Landing

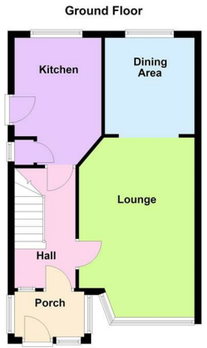
Bedroom One
14'3 x 10'1 (4.34m x 3.07m)

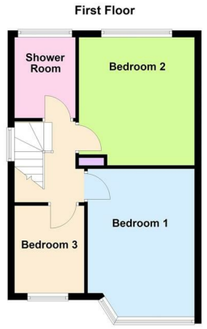
Bedroom Two
12'4 x 11'2 (3.76m x 3.40m)

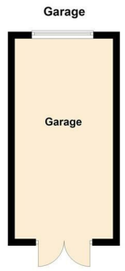
Bedroom Three
7'11 x 7'1 (2.41m x 2.16m)

Shower Room
7'9 x 5'11 (2.36m x 1.80m)

Garage
19'3 x 9'3 (5.87m x 2.82m)









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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

24 Willow Park Drive, Wigston, LE18 1EB

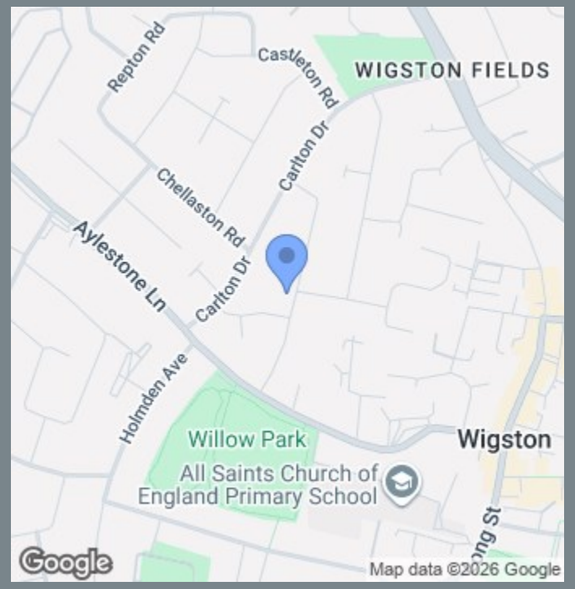
Offers In Excess Of £260,000

OVERVIEW

- Lovely Family Home
- Great Location & No Onward Chain
- Porch & Hallway
- Lounge Diner & Kitchen
- Three Good Sized Bedrooms
- Shower Room
- Driveway & Detached Garage
- Well Established Rear Garden
- Viewing Is A Must
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Willow Park Road enjoys a lovely position within the popular & well-established area of Wigston, offering a wonderful combination of everyday convenience, green open spaces & a welcoming community atmosphere. Wigston town centre is just a short distance away, with Bell Street, Leicester Road & Long Street offering a fantastic selection of independent shops, cafés, restaurants, traditional public houses & supermarkets including Sainsbury's, Aldi & Iceland. Families are particularly well catered for with nearby All Saints Primary School, Water Leys Primary School, Little Hill Primary School & Wigston Academy. For those who enjoy the outdoors, the beautiful Willow Park is a real highlight, offering open green spaces, children's play areas, football pitches, a skate park & outdoor fitness facilities, whilst Peace Memorial Park provides another lovely spot to relax. Wigston's thriving community benefits from a local library, leisure facilities, traditional market & a variety of clubs & activities. Commuters will appreciate regular bus services into Leicester city centre, nearby South Wigston railway station & convenient road connections via the A5199, A563 & M1/M69 motorway networks. With its excellent amenities, schools & lovely green spaces, this is a fantastic location for families, first-time buyers & professionals alike.











THE INSIDE STORY

Offered for sale with no onward chain & positioned in a great location, this lovely three bedroom semi detached family home offers spacious living accommodation, a wonderful established garden & plenty of potential for its new owners to make it their own! Stepping inside, the entrance porch provides a handy space for coats & shoes before leading into the welcoming hallway. The lovely lounge is a warm & inviting room, with an attractive bay window to the front allowing natural light to fill the space, whilst a wall mounted fire creates a cosy focal point for relaxing evenings in front of the television. An opening leads through to the dining area, providing a wonderful flow between the two spaces, with ample room for a table & chairs, perfect for family meals or entertaining friends, whilst a window enjoys a pleasant outlook over the rear garden. The kitchen is fitted with a range of wall & base cabinets, along with a useful pantry for additional storage. With space for a small table & chairs, it's a lovely spot for morning coffees or informal dining. Upstairs, the landing leads to three good sized bedrooms, offering comfortable accommodation for the whole family, with bedroom two benefiting from fitted wardrobes, whilst the remaining rooms provide flexibility for children, guests or perhaps a home office. A modern shower room completes the first floor accommodation. Outside, the property continues to impress, with a front garden & driveway providing off road parking, along with a detached garage offering additional storage. To the rear lies a lovely, well established garden, with a patio ideal for summer barbecues or relaxing in the sunshine, a lawn for children to play & mature planted borders bringing colour throughout the seasons. For those with green fingers, the raised vegetable beds are just waiting to be brought back to life, offering the perfect opportunity to grow your own fresh produce & enjoy a little homegrown goodness!







