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

Entrance Hall

Lounge
17'07 x 11' (5.36m x 3.35m)

Dining Room
9'01 x 8'09 (2.77m x 2.67m)

Sun Room
8'01 x 10'03 (2.46m x 3.12m)

Kitchen
10'09 x 8'05 (3.28m x 2.57m)

Landing

Bedroom One
14'04 x 9'10 (4.37m x 3.00m)

Bedroom Two
12'05 x 11'01 (3.78m x 3.38m)

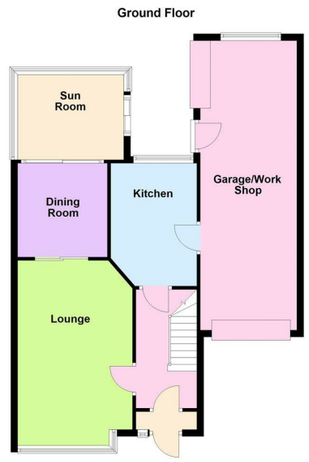
Bedroom Three
8' x 7'04 (2.44m x 2.24m)

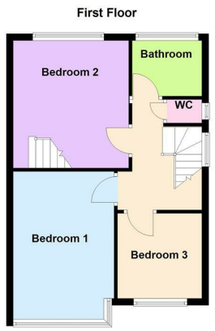
Bathroom
4'10 x 5'11 (1.47m x 1.80m)

Separate WC
2'04 x 3'04 (0.71m x 1.02m)

Loft Room
12'04 x 8' (3.76m x 2.44m)

Garage/Workshop
27'06 x 9'04 (8.38m x 2.84m)





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 Ingleby Road, Wigston, LE18 1DQ

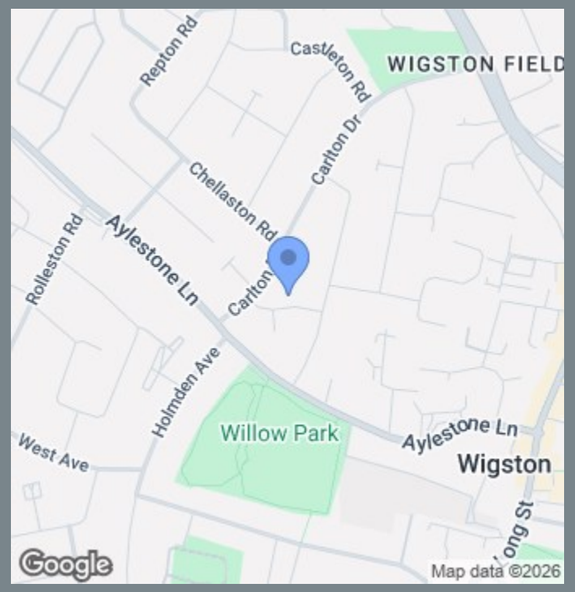
Offers Over £250,000

OVERVIEW

- Semi Detached Family Home
- Popular Location
- Porch & Hallway
- Lounge Diner
- Sun Room & Kitchen
- Three Bedrooms & Bathroom
- Converted Loft Room
- Drive & Garage/Workshop
- Lovely Rear Garden
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Ingleby Road is set within a popular and well-established part of Wigston, a location loved for its welcoming atmosphere, strong community spirit and excellent everyday convenience. Over the years, Wigston has remained a firm favourite with families thanks to its blend of traditional neighbourhood charm and modern amenities. A wide range of shops, cafés, supermarkets and local businesses can be found nearby, while Wigston town centre offers an even greater choice of retail and leisure facilities. Families are particularly well served by a number of reputable schools within easy reach, alongside nearby parks and green spaces that provide ideal spots for walking, outdoor activities and family time. The area is also exceptionally convenient for commuters, benefiting from regular bus services, nearby rail links from Wigston and South Wigston stations, and easy access to the A6, A563 ring road and M1. Combining convenience, connectivity and a genuine neighbourhood feel, Ingleby Road offers a lifestyle that continues to appeal to buyers of all ages.



THE INSIDE STORY

Situated in a great & highly convenient location, this semi-detached family home offers spacious accommodation full of potential, ready for a new family to make it their own & create lasting memories. The property is approached via a porch leading into a welcoming hallway that gives access to the main living accommodation. The lounge diner is a bright & versatile space, featuring a window to the front aspect allowing natural light to pour through, while doors to the rear open into the sun room, creating a lovely flow between the living areas. With ample room for both seating & dining furniture, this is the perfect space for relaxing with family, entertaining guests, or enjoying everyday life together. The sun room provides an additional reception area overlooking the garden, ideal as a peaceful sitting room, hobby space, or place to unwind throughout the seasons. The kitchen offers practical space for day-to-day cooking & family living, with excellent potential for modernisation or redesign to suit individual tastes. Upstairs, the landing leads to three well-proportioned bedrooms alongside the family bathroom. A unique feature of the home is the staircase leading from bedroom two up to the loft room, currently used by the owners as a cosy reading room. Benefitting from a window & radiator, this versatile additional space could also work well as a hobby room, study, or peaceful retreat. Externally, the property continues to impress with a driveway providing off-road parking alongside an extended garage/workshop, ideal for storage, projects, or workspace requirements. The rear garden offers a wonderful outdoor setting for the whole family to enjoy, featuring a lawn, established apple & plum trees, & a charming covered BBQ & seating area—perfect for outdoor dining, entertaining, or relaxing during the warmer months. A fantastic family home with huge potential in a sought-after location—early viewing is highly recommended.