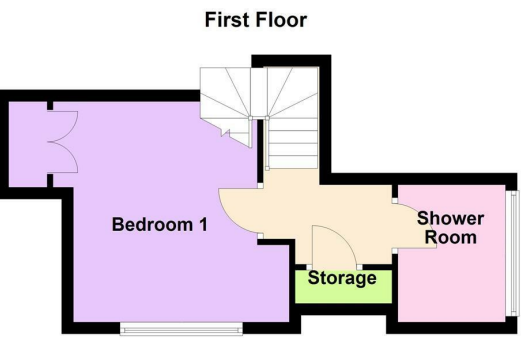


# FLOOR PLAN

- DIMENSIONS**
- Entrance Hallway**
  - Dining Kitchen**  
15'08 x 8'09 (4.78m x 2.67m)
  - Lounge**  
15'08 x 10'07 (4.78m x 3.23m)
  - Sitting Room**  
12'08 x 9'05 (3.86m x 2.87m)
  - Bedroom Two**  
8'01 x 7'09 (2.46m x 2.36m)
  - Landing**
  - Bedroom One**  
12'07 x 10' (3.84m x 3.05m)
  - Shower Room**  
7'07 x 5'06 (2.31m x 1.68m)



**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.

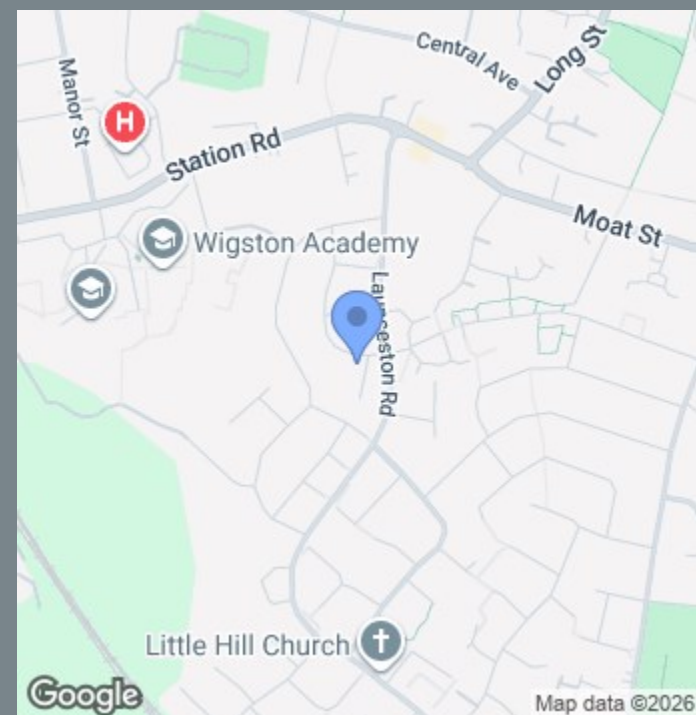
1 Saltash Close, Wigston, LE18 2GX  
**Offers In Excess Of £230,000**

## OVERVIEW

- Beautifully Presented Home
- Cul De Sac Location
- No Onward Chain
- Hallway & Modern Dining Kitchen
- Lounge & Sitting Room
- Two Bedrooms
- Shower Room
- Driveway & Garage
- Lovely Low Maintenance Garden
- EER - tbc, Freehold, Tax Band -

## LOCATION LOCATION....

Tucked away within the popular Little Hill area of Wigston, Saltash Close offers a pleasant residential setting with a strong sense of community. The location provides easy access to a range of local shops, supermarkets and everyday amenities, while Wigston town centre offers a wider selection of retail, cafés and services. Well-regarded schools, including Little Hill Primary School and Wigston Academy, are within close proximity, making the area particularly appealing for families. Nearby parks and green spaces, such as Little Hill Park, provide ideal spots for outdoor activities and relaxation. The area is also well connected, with regular bus services, nearby rail links from Wigston and South Wigston stations, and convenient access to the A6, A563 ring road and M1. Altogether, Saltash Close offers a comfortable and well-connected place to call home.



## THE INSIDE STORY

Nestled within a quiet cul-de-sac and occupying a generous corner plot, this beautifully presented home is offered to the market with no onward chain, making it an ideal opportunity for a smooth and straightforward move. Upon entering, you are welcomed into a bright entrance hallway that leads through to the main living spaces. The dining kitchen is a real highlight, fitted with modern wall & base units complemented by stylish work surfaces. Dual aspect windows allow natural light to flood the room, creating a bright & airy environment, while there is ample space for a table & chairs—perfect for family meals, entertaining, or everyday living. The lounge offers a comfortable and inviting space, featuring a window to the front aspect and a charming feature fireplace, creating a cosy focal point. An archway leads through to an additional reception room, complete with a wooden bar, offering a fantastic and versatile space. Whether used as a relaxed sitting room, a more formal dining area, or an entertaining space for hosting friends and family, it enjoys direct access to the garden via patio doors, enhancing the indoor-outdoor flow. Also to the ground floor is bedroom two, providing excellent flexibility as a guest room, home office, or additional living space if required. A characterful dog-legged staircase leads to the first floor, where you will find the principal bedroom, benefitting from an inbuilt wardrobe, along with a newly fitted shower room finished to a modern standard. Externally, the property continues to impress. The front garden enhances the home's kerb appeal, while the low-maintenance rear garden offers a pleasant outdoor space with patio and established planting—perfect for relaxing or entertaining. A driveway and garage to the rear provide convenient off-road parking and additional storage. A truly versatile and well-presented home in a sought-after location—early viewing is highly recommended.

