

FLOOR PLAN

DIMENSIONS

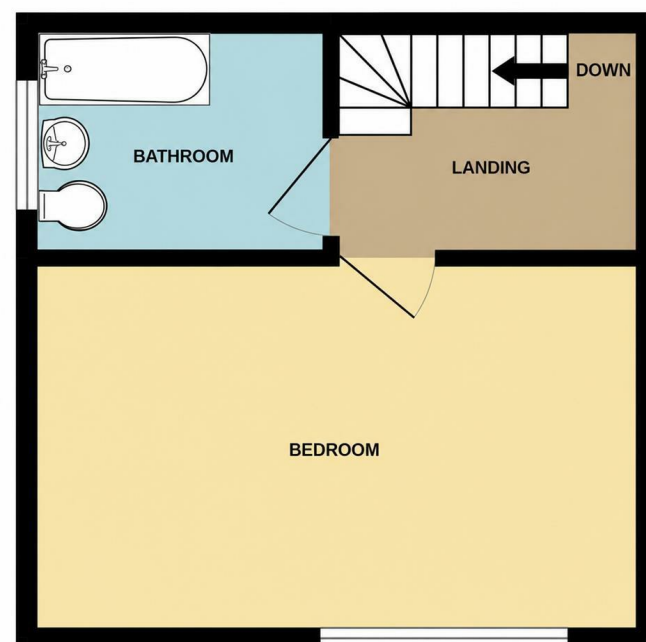
Lounge
15'10 x 13'0 (4.83m x 3.96m)

Kitchen
7'10 x 6'0 (2.39m x 1.83m)

Landing

Bedroom One
15'10 x 9'0 (4.83m x 2.74m)

Bathroom
7'10 x 6'0 (2.39m x 1.83m)



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.

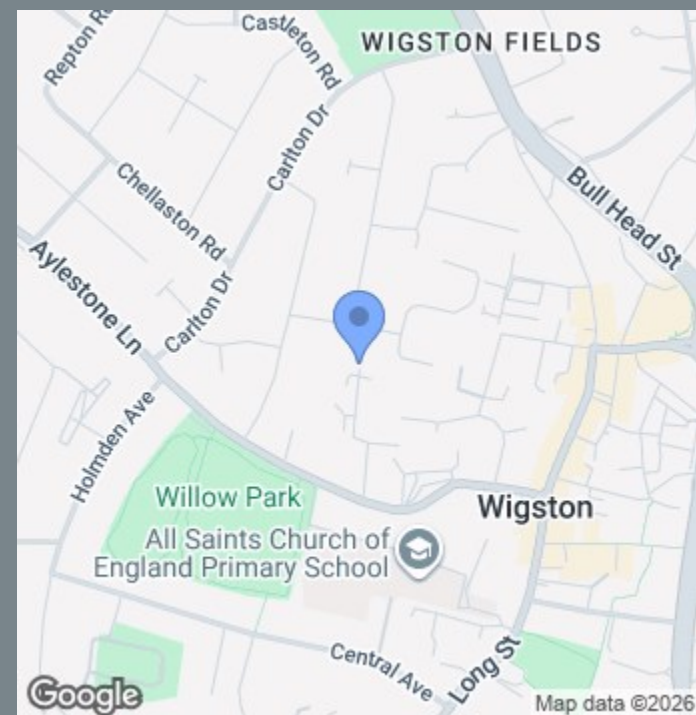
80 Penney Close, Wigston, LE18 1AN
Offers Over £150,000

OVERVIEW

- Quarter House
- One Double Bedroom
- Fitted Kitchen
- Bathroom
- Electric Heating
- Parking For One Car And Spaces For Visitors
- Lovely Private Garden To The Front
- EER - TBA, Freehold Council Tax Band A
- Must Be Viewed
- Fantastic Location

LOCATION LOCATION....

Penney Close in Wigston, is a well-connected residential area that blends suburban comfort with convenient access to local amenities. Situated near the heart of Wigston, it offers a mix of traditional and modern housing, appealing to families, professionals, and retirees alike. The area benefits from nearby schools, parks, and shopping facilities, including the popular Wigston town centre and local retail parks. Excellent transport links, including easy access to Leicester city centre and nearby road networks like the A5199 and M1, make Penney Close a practical choice for commuters. With a community-oriented atmosphere and a balance of green spaces and urban convenience, it's a sought-after location.



THE INSIDE STORY

Nestled in the charming area of Penney Close, Wigston, this delightful one-bedroom house offers a perfect blend of comfort and practicality. Ideal for individuals or couples seeking a cosy home, the property boasts a well-thought-out layout that maximises space and functionality. Upon entering, you will find a welcoming atmosphere enhanced by the clever use of storage, including a convenient cupboard space under the stairs. This feature is perfect for keeping your living area tidy and organised. The house also benefits from a covered space to the side, providing additional versatility for outdoor storage or leisure. The bathroom is equipped with a bath and a shower overhead, allowing for a relaxing soak or a quick refreshing shower, catering to your daily needs. The fitted kitchen is designed with modern living in mind, offering ample space for an oven and a fridge freezer, along with plumbing for a washing machine, making it easy to manage your household chores. To the front is an enclosed private garden, laid to lawn so you can sit out and enjoy the summer sunshine.

