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

Entrance Hall

Lounge Diner
15'7 x 14'9 (4.75m x 4.50m)

Kitchen
10'5 x 9'2 (3.18m x 2.79m)

Bedroom One
12'5 x 9'4 (3.78m x 2.84m)

Bedroom Two
9'2 x 8'4 (2.79m x 2.54m)

Bathroom
9'2 x 5'0 (2.79m x 1.52m)





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.

4 Saltash Close, Wigston, LE18 2GX

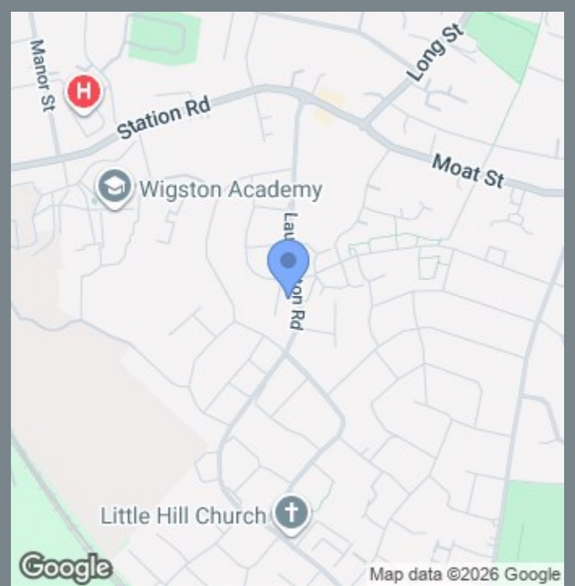
£220,000

OVERVIEW

- Semi Detached Bungalow
- Cul De Sac Location
- Hallway & Lounge Diner
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Driveway & Garden
- No Onward Chain
- Viewing Is Advised
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Saltash Close enjoys a lovely position within the popular Little Hill area of Wigston, offering a peaceful residential setting with a wonderful sense of community & excellent everyday conveniences close at hand. The nearby Launceston Road shopping parade provides a Co-op supermarket, fish & chip shop & other local amenities, whilst Wigston town centre offers a fantastic selection of independent shops, cafés, restaurants & supermarkets including Sainsbury's, Aldi & Iceland. Families are particularly well catered for with Little Hill Primary School, All Saints Primary School, Wigston Academy & Wigston College all within easy reach. For those who enjoy the outdoors, Little Hill Park, Willow Park & Peace Memorial Park provide lovely green spaces, children's play facilities & opportunities to enjoy the fresh air. The nearby Horsewell Community Centre offers activities & events, adding to the area's welcoming neighbourhood feel, whilst Wigston Pool & Fitness Centre provides further leisure facilities. Commuters will appreciate regular bus services into Leicester city centre, South Wigston railway station offering connections towards Leicester & Birmingham, together with convenient road links via the A5199, A563 & M1/M69 motorway networks.











THE INSIDE STORY

Tucked away in a lovely cul de sac location on the popular Little Hill, this two bedroom semi detached bungalow is offered for sale with no onward chain & presents a wonderful opportunity for its new owners to add their own personal touches & bring it back to life! With spacious accommodation, a lovely garden & plenty of potential to create something special, this could be the perfect place to call home. Stepping inside, the entrance hallway leads into the generous L shaped lounge diner, offering plenty of room to relax, unwind & entertain. The lounge area features a wall mounted fire, creating a cosy focal point for evenings in front of the television, whilst the dining area provides ample space for a table & chairs, ideal for everything from everyday meals to entertaining friends. French doors open directly onto the rear garden, allowing natural light to fill the room & providing a lovely connection to the outside during the warmer months. The good sized kitchen is fitted with an ample range of wall & base cabinets, offering plenty of storage & worktop space for preparing your favourite meals, with the opportunity to update & make it your own over time. There are two bedrooms, with bedroom one benefiting from a useful built-in cupboard, whilst the second bedroom offers flexibility as a guest room, dressing room or perhaps a peaceful home office or hobby room. The bathroom is fitted with a low level WC, wash hand basin & bath with shower over, providing everything needed for everyday convenience. Outside, the driveway offers plenty of off road parking, whilst the rear garden provides a lovely space to enjoy some fresh air. With a patio area perfect for sitting out with a morning coffee or enjoying the sunshine, alongside a stone covered area offering easy maintenance, there is plenty of opportunity to create your own little outdoor retreat.







