13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Lounge
14'5 x 12'6 max (4.39m x 3.81m max)

Dining Kitchen
13'7 x 10'5 (4.14m x 3.18m)

Inner Lobby
6'5 x 4'11 (1.96m x 1.50m)

Downstairs Cloakroom
3'6 x 4'11 (1.07m x 1.50m)

Landing

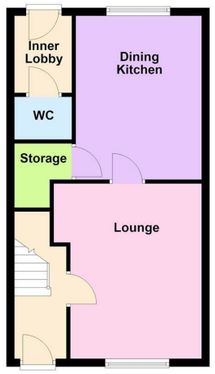
Bedroom One
15'2 x 8'5 (4.62m x 2.57m)

Bedroom Two
13'3 x 8'5 (4.04m x 2.57m)

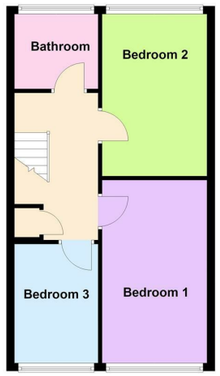
Bedroom Three
9'10 x 7'4 (3.00m x 2.24m)

Bathroom
6'3 x 6'9 (1.91m x 2.06m)

Ground Floor



First Floor





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.

117 Horsewell Lane, Wigston, LE18 2HR

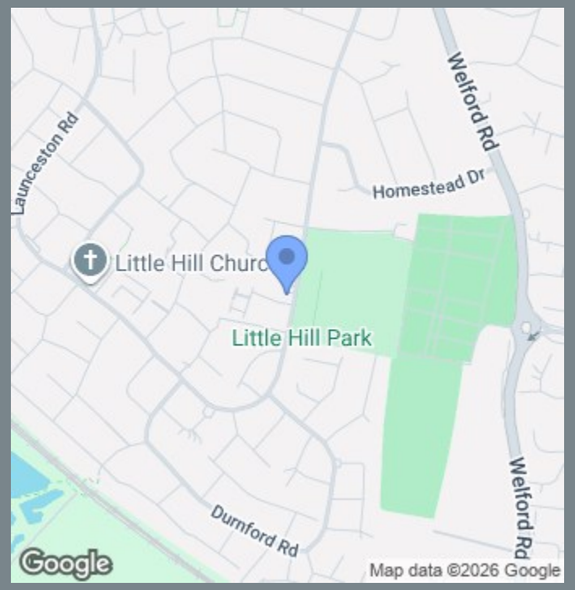
£270,000

OVERVIEW

- Deceptively Spacious Family Home
- Fabulous Location With Open Views To Front
- Hallway & Lounge
- Beautiful Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is Highly Recommended
- EER Rating - tbc, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Horsewell Lane enjoys a lovely position within the popular Little Hill area of Wigston, a well-established residential location offering a wonderful balance of everyday convenience, green open spaces & a welcoming community atmosphere. The nearby parade of shops on Launceston Road caters for everyday essentials, with a Co-op, post office, pharmacy & takeaway facilities, whilst Sainsbury's Local on Moat Street provides further convenience. Wigston town centre is also within easy reach, offering a variety of supermarkets, independent retailers, cafés, restaurants, traditional pubs & healthcare facilities. Families are particularly well catered for with Little Hill Primary School, Thythorn Field Community Primary School, Little Fishes Preschool, Wigston Academy & Wigston College all nearby. A wonderful feature of the area is Horsewell Lane Recreation Ground, with its children's play area, football pitches & open green spaces, perfect for family afternoons, leisurely dog walks & enjoying the fresh air. The Horsewell Community Centre, Little Hill Church & South Leicester Rugby Club contribute to the area's established community spirit, whilst nearby Peace Memorial Park & Wigston Pool & Fitness Centre offer further opportunities for recreation & keeping active. The area benefits from regular bus services, including the Arriva 44, providing convenient access to Wigston town centre & Leicester City Centre. South Wigston railway station offers connections towards Leicester & Birmingham, whilst the A5199, A563 ring road & M1/M69 motorway network are easily accessible for those travelling further afield. The surrounding South Leicestershire countryside & neighbouring villages also provide lovely opportunities for weekend walks & days out.











THE INSIDE STORY

This lovely semi-detached home enjoys a fabulous position with open views across the park to the front, offering deceptively spacious accommodation. Entering into the welcoming hallway, you are greeted by a spacious lounge with a window to the front, allowing you to enjoy the lovely outlook across the park. With plenty of room for comfortable seating, this is a wonderful space to relax with a good book, enjoy a cosy evening watching television or spend quality time together as a family. The dining kitchen is fitted with an ample range of wall & base cabinets with work surfaces, providing plenty of storage & preparation space for those who enjoy cooking. There is ample room for a dining table & chairs, creating a sociable setting for catching up over a cup of coffee, enjoying family meals or entertaining friends. A handy downstairs WC completes the ground floor accommodation. Travelling upstairs, the landing gives access to three good-sized bedrooms, each offering versatility depending on your family's needs, whether it be for children, visiting guests, a dressing room or a dedicated space to work from home. The family bathroom serves all three bedrooms & provides a practical space for everyday family life, from getting ready in the morning to unwinding after a long & busy day. Externally, to the side of the property is a driveway providing off-road parking. The lovely rear garden has been designed with ease of maintenance in mind, with a patio area providing a wonderful setting for garden furniture, summer barbecues & alfresco dining, whilst the artificial lawn offers a space for children to play & allows you to spend more time enjoying the garden without the upkeep of a traditional lawn. Having the park just across the way is a real bonus, offering plenty of open green space to enjoy leisurely walks, exercise the dog or spend time outdoors with the family.





