

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

13'05 x 11'05 (4.09m x 3.48m)

Dining Area

8'04 x 9'01 (2.54m x 2.77m)

Kitchen

13'09 x 8'05 (4.19m x 2.57m)

Lean Too

4'07 x 7'08 (1.40m x 2.34m)

Downstairs Cloakroom

4'09 x 2'07 (1.45m x 0.79m)

Landing

Bedroom One

13'07 x 9'08 (4.14m x 2.95m)

Bedroom Two

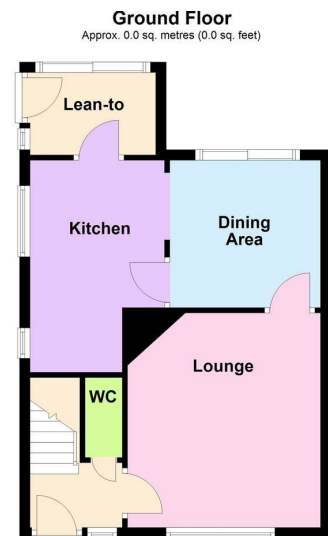
8'03 x 9'02 (2.51m x 2.79m)

Bedroom Three

9'01 x 7'06 (2.77m x 2.29m)

Shower Room

5'05 x 6'01 (1.65m x 1.85m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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.

19 Seaton Road, Wigston, Leicestershire, LE18 2BY

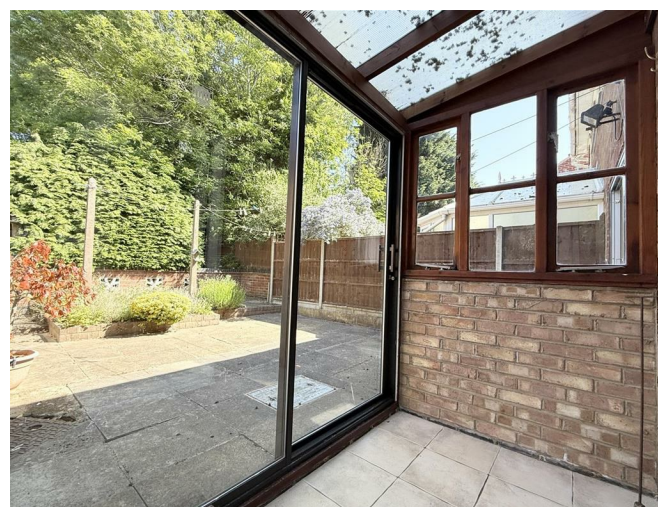
Offers Over £240,000

OVERVIEW

- Fabulous Family Home
- Great Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms & Shower Room
- Driveway & Detached Garage
- Lovely Rear Garden
- Viewing Is Advised
- EER Rating -D , Freehold
- Council Tax Band - B

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

Nestled in a sought-after and family-friendly location, this charming semi-detached home offers an ideal blend of comfort, convenience, and potential — all with the added benefit of no onward chain. From the moment you step into the welcoming entrance hall, you'll appreciate the sense of space and natural light throughout. The spacious lounge features a front-facing window, creating a bright and airy living space perfect for relaxing or entertaining. The dining kitchen is well-equipped with a range of wall and base units and flows effortlessly into the dining area, where patio doors open onto the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, a well-proportioned landing leads to three generous bedrooms and a modern shower room. Outside, the property boasts a private driveway, a detached garage, and a low-maintenance rear garden — perfect for busy families or those who love to enjoy their outdoor space with minimal upkeep.

