

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Lounge Diner**  
 11'8 x 19'4 (3.56m x 5.89m)

**Kitchen**  
 12' x 7'2 (3.66m x 2.18m)

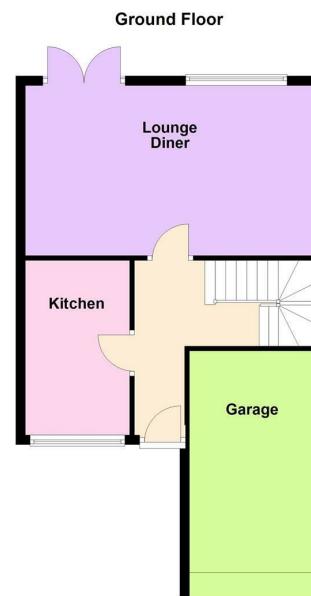
**Landing**

**Bedroom One**  
 10' x 12'3 (3.05m x 3.73m)

**Bedroom Two**  
 10'4 x 9'3 (3.15m x 2.82m)

**Bedroom Three**  
 12'11 x 6'9 (3.94m x 2.06m)

**Bathroom**  
 5'9 x 10' (1.75m x 3.05m)



**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](mailto:wigston@nestegg-properties.co.uk)

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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.

**69 Penzance Avenue, Wigston, LE18 2HX**

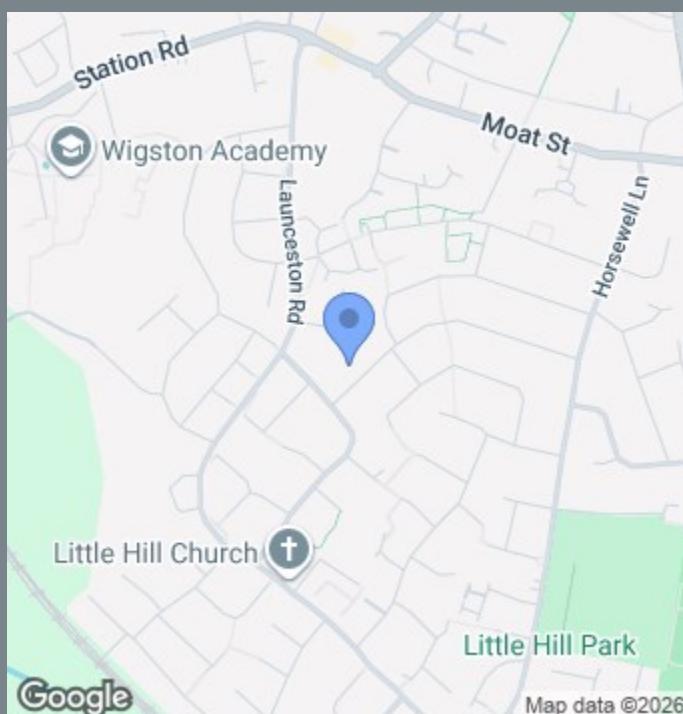
**£270,000**

# OVERVIEW

- Stunning Family Home
- Great Location
- Entrance Hall & Kitchen
- Lounge Diner
- Three Bedrooms
- Bathroom
- Driveway & Garage
- Sun Filled Garden
- Viewing Is Advised
- EER - C, Freehold, Tax Band - B

## LOCATION LOCATION....

Penzance Avenue is situated within a popular and well-established residential area of Wigston, offering a strong sense of community and excellent local amenities. The area is well served by a range of shops, supermarkets, cafés and everyday services in Wigston town centre, while several well-regarded primary and secondary schools are within easy reach, making it ideal for families. Residents benefit from nearby parks and green spaces, perfect for leisure and outdoor activities. Wigston also offers excellent transport links, including regular bus services, Wigston railway station with direct routes to Leicester and beyond, and convenient access to major road networks such as the A6 and M1. Combining convenience, connectivity and a friendly neighbourhood feel, this is a highly desirable location to live.



## THE INSIDE STORY

*This beautiful family home is set in a fabulous location and offers bright, well-balanced living space ideal for modern family life. A welcoming entrance hall sets the tone as you step inside, leading through to the heart of the home. The kitchen is fitted with crisp white wall and base units paired with wood-effect worktops, creating a fresh and practical space perfect for everyday cooking and meal preparation, and further benefits from integrated appliances including a dishwasher, fridge and freezer. The spacious lounge diner is designed for both relaxation and entertaining, with the lounge area centred around a feature fireplace that provides a warm and inviting focal point. The dining area offers ample room for a table and chairs, making it ideal for family meals or hosting friends, while French doors open directly onto a raised patio, seamlessly extending the living space outdoors and allowing natural light to flood the room. Upstairs, the landing leads to three beautifully finished bedrooms, each offering comfortable and versatile accommodation suitable for children, guests or a home office. The family bathroom is well appointed and completes the internal layout. Outside, the property benefits from a driveway and garage, providing excellent parking and storage options. The enclosed rear garden is a real highlight, enjoying plenty of sunshine and offering a wonderful space for relaxing, entertaining or family play in a private and secure setting.*

