

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
25'10 x 12'0 (7.87m x 3.66m)

Kitchen
12'9 x 9'3 (3.89m x 2.82m)

Sun Room
13'0 x 8'1 (3.96m x 2.46m)

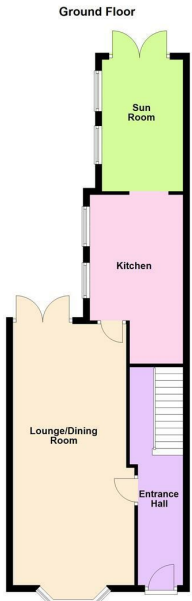
Bedroom One
17'10 x 16'2 (5.44m x 4.93m)

Bedroom Two
12'5 x 11'5 (3.78m x 3.48m)

Bedroom Three
12'5 x 11'5 (3.78m x 3.48m)

Family Bathroom
12'5 x 9'0 (3.78m x 2.74m)

Ensuite Shower Room
6'6 x 5'5 (1.98m x 1.65m)



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.

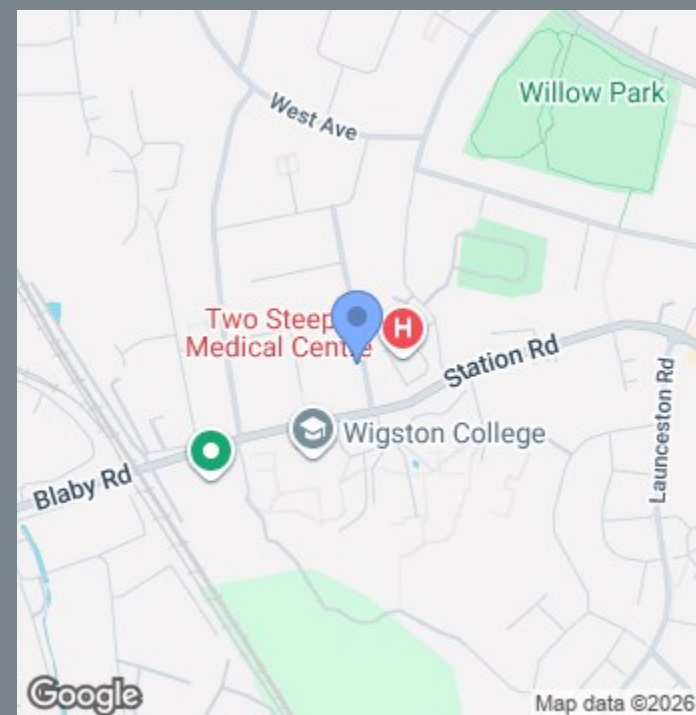
8 Manor Street, Wigston, LE18 2BS
£240,000

OVERVIEW

- Lovely Family Home
- Fabulous Location
- Hallway & Lounge Diner
- Kitchen & Sun Room
- Three Bedrooms
- Family Bathroom
- En Suite To Primary
- Enclosed Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - A

LOCATION LOCATION....

Manor Street is situated within a well-established and convenient part of Wigston, offering a welcoming community feel and excellent access to local amenities. The area benefits from a variety of nearby shops, supermarkets, cafés and everyday services, with Wigston town centre just a short distance away providing a wider range of retail and leisure options. Families are well catered for with a selection of reputable primary and secondary schools within easy reach. Residents also enjoy access to nearby parks and green spaces, including Peace Memorial Park and other local recreational areas, ideal for walking, outdoor activities and relaxation. Manor Street is well positioned for travel, with regular bus services, nearby rail links from South Wigston and Wigston stations, and convenient access to the A6, A563 ring road and M1, making it an excellent location for commuters. Combining convenience, connectivity and a strong sense of community, Wigston remains a popular place to live.



THE INSIDE STORY

This lovely home, set over three well-proportioned floors, offers spacious & versatile accommodation throughout, making it ideal for modern living and perfectly suited to a range of buyers, from growing families to those looking for flexible work-from-home space. Upon entering, you are welcomed into an inviting hallway that leads through to a generous lounge diner. This bright & comfortable space offers plenty of room for both relaxing & entertaining, easily accommodating a variety of layouts to suit your lifestyle. Whether used as a cosy sitting area combined with a formal dining space or a more open, social living environment, it provides a true hub of the home. The kitchen is well-positioned & practical, offering a great space for cooking & day-to-day living, with access through to the sun room. This additional reception space is a standout feature, enjoying views over the garden & offering excellent versatility. It can be used as a second sitting room, dining area, playroom, or even a peaceful home office—making it a valuable extension of the living space throughout the seasons. To the first floor, the landing leads to two well-proportioned bedrooms, both offering comfortable accommodation & flexibility depending on your needs. These rooms could easily serve as bedrooms, guest rooms, or workspace. The bathroom is particularly impressive, fitted with a stylish four-piece suite comprising a walk-in shower, freestanding bath, WC & wash hand basin, creating a luxurious and relaxing space to unwind. The second floor is dedicated to a spacious double bedroom, complete with its own en suite, providing a private & peaceful retreat. This floor lends itself perfectly as a principal suite, guest accommodation, or even a quiet space away from the main living areas. Externally, the property benefits from a lovely rear garden, featuring a patio for outdoor dining & entertaining, along with a lawned section providing space to relax, garden or enjoy time with the family.

