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
13'8" x 14'1" (4.19 x 4.3)

Kitchen
10'4" x 7'10" (3.17 x 2.4)

Dining Room
13'8" x 13'1" (4.19 x 4.01)

Landing

Bedroom One
13'8" x 11'0" (4.18 x 3.37)

Bedroom Two
13'8" x 10'7" (4.18 x 3.23)

Wet Room

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.

28 Victoria Street, Wigston, LE18 1AJ

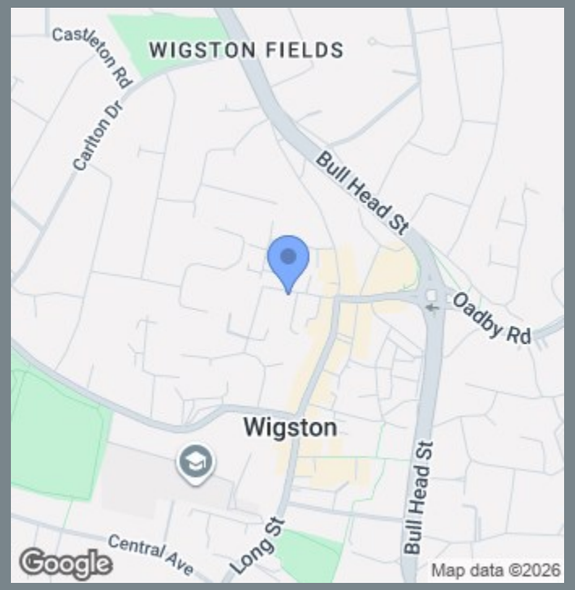
Offers Over £170,000

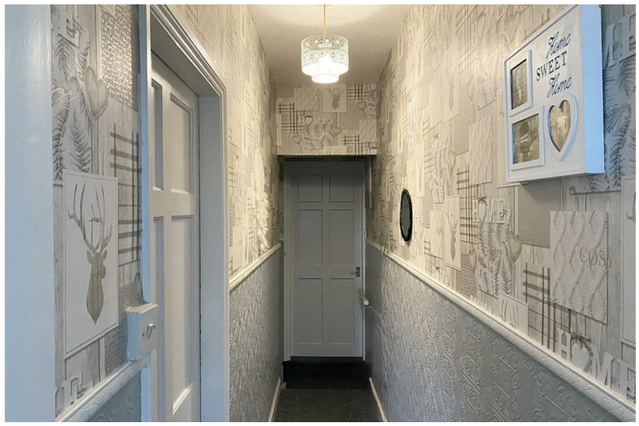
OVERVIEW

- Two Bedroom Terraced Property
- Spacious Lounge
- Dining Room
- Kitchen
- Wet Room
- Low Maintenance Rear Garden
- No Chain
- Viewing Is A Must
- EER Rating -C , Freehold
- Council Tax Band - A

LOCATION LOCATION....

Victoria Street is ideally located in the heart of Wigston, a popular and well-established Leicestershire town offering a strong sense of community and everyday convenience. The property is within easy reach of Wigston town centre, where a wide range of shops, supermarkets, cafés and local amenities can be found along Bell Street and Leicester Road. The area is well served by reputable primary and secondary schools, making it particularly appealing to families, while nearby parks such as Peace Memorial Park provide attractive green space for walks, recreation and leisure. Excellent transport links include regular bus services to Leicester city centre, South Wigston railway station with direct connections to Leicester and beyond, and straightforward access to major road routes including the A5199 and motorway links, making the area well suited to commuters and local residents alike.



THE INSIDE STORY

A charming terraced home located in the very heart of Wigston, offering comfortable living with well-planned spaces ideal for both first-time buyers & investors alike. The lounge provides a warm & inviting atmosphere, centred around a log-burning stove, making it the perfect spot to relax & unwind. The dining room offers ample space for a table & chairs, ideal for family meals or entertaining, with a window overlooking the garden that allows natural light to flow through the space. The kitchen is fitted with stylish grey wall & base cabinetry complemented by wood-effect worktops, creating a practical yet contemporary space for everyday cooking. Upstairs, the landing leads to two well-proportioned bedrooms, both offering flexible accommodation for sleeping, working from home or guests. The wet room is thoughtfully arranged for convenience & ease of use. Outside, the low-maintenance rear garden provides a private outdoor space to enjoy, perfect for seating, pots or alfresco dining with minimal upkeep required.