

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Lounge

12'07 x 12'10 (3.84m x 3.91m)

#### Dining Area

9' x 8'07 (2.74m x 2.62m)

#### Kitchen

9' x 10'03 (2.74m x 3.12m)

#### Landing

#### Bedroom One

11' x 11'11 (3.35m x 3.63m)

#### Bedroom Two

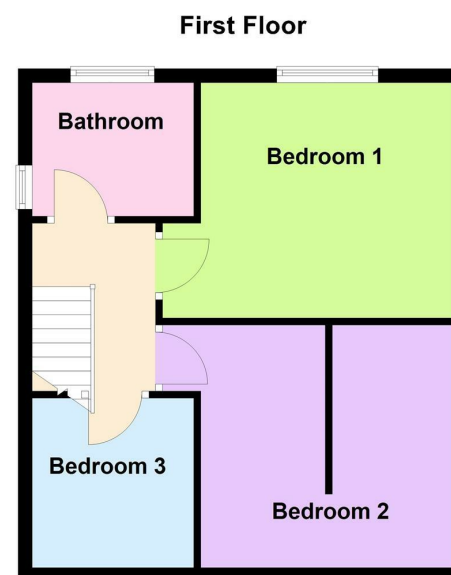
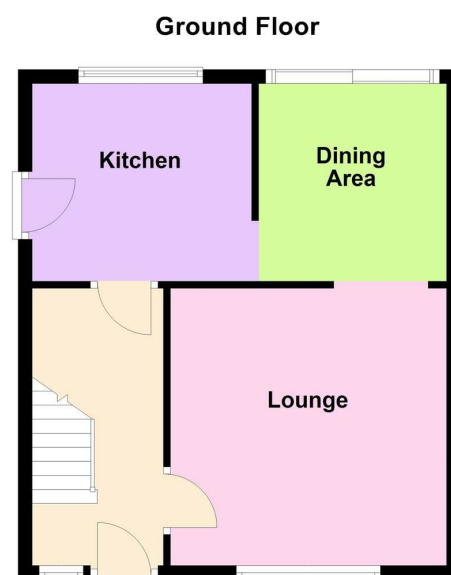
10'09 x 11'09 (3.28m x 3.58m)

#### Bedroom Three

7'09 x 7'04 (2.36m x 2.24m)

#### Bathroom

5'07 x 7'06 (1.70m x 2.29m)



**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.

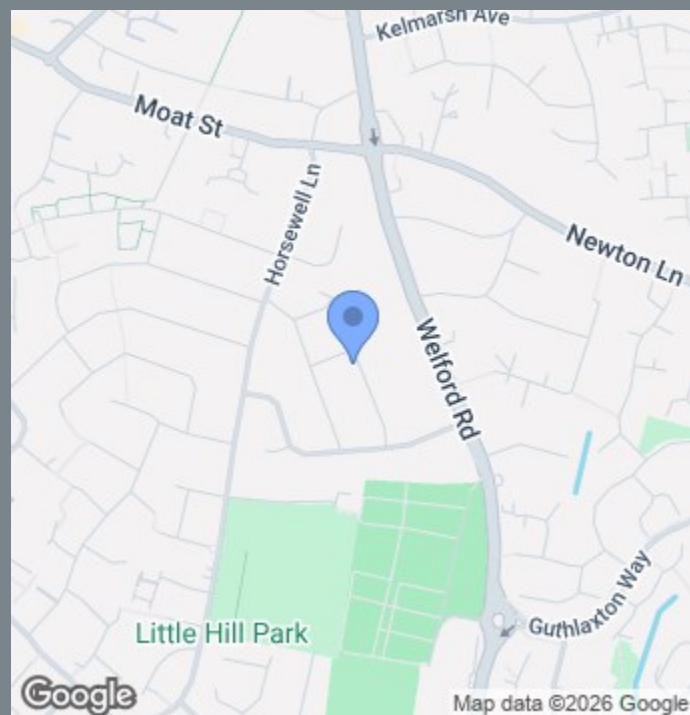
24 Langton Road, Wigston, LE18 2HT  
**Offers In Excess Of £270,000**

## OVERVIEW

- Lovely Family Home
- Sought After Location
- Entrance Hallway
- Lounge Diner & Kitchen
- Three Bedrooms
- Family Bathroom
- Beautiful Garden
- Driveway & Garage
- Viewing Is Advised
- EER - C, Freehold, Tax - C

## LOCATION LOCATION....

Langton Road is located within the popular Little Hill area of Wigston, a well-established residential neighbourhood known for its strong community feel and family-friendly atmosphere. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with Wigston town centre providing a wider selection of retail, cafés and services. Families are particularly well catered for, with well-regarded schools such as Little Hill Primary School and Wigston Academy within easy reach. Residents also enjoy access to nearby parks and green spaces, including Little Hill Park and surrounding open areas, ideal for outdoor activities and family time. Langton Road is well positioned for travel, with regular bus services, nearby rail links from Wigston and South Wigston stations, and convenient access to the A6, A563 ring road and M1, making it an excellent location for commuters. Combining community atmosphere, good schooling and strong connectivity, Little Hill remains a highly desirable place to live.



## THE INSIDE STORY

Situated on the ever-popular Little Hill, this lovely family home offers well-balanced accommodation in a highly sought-after location—early viewing is a must to fully appreciate all that is on offer. Upon entering, you are welcomed into a bright entrance hallway that leads through to a comfortable and inviting lounge. Featuring a window to the front aspect and a charming log burning stove, this space is perfect for cosy evenings and relaxing with family. An archway opens into the dining area, creating a lovely sense of flow and making it ideal for both everyday living and entertaining. With patio doors leading out to the garden, this space is filled with natural light and provides a seamless connection to the outdoors. The kitchen is well-equipped with a range of wall and base cabinets, complemented by stylish work surfaces. With a sink and drainer with mixer tap, along with plumbing for both a washing machine and dishwasher, it offers a practical and functional space for busy households. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for family life, guest accommodation, or working from home. Bedroom two has been thoughtfully adapted with a stud wall to create two separate sleeping areas—ideal for children or shared use—with the current owner happy to remove this and reinstate the room to its original layout if preferred. The family bathroom serves the bedrooms and provides a comfortable and functional space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering additional storage. To the rear, the lovely garden provides a fantastic outdoor space, featuring a patio area for dining, a lawn for children to play, and a raised decked area—perfect for relaxing or entertaining during the warmer months. A wonderful home in a fantastic location, offering both comfort and versatility—early viewing is highly recommended.

