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

Hallway

Living Room
13'09 x 11'08 (4.19m x 3.56m)

Lounge Diner
22'08 x 11'04 (6.91m x 3.45m)

Kitchen
14'02 x 6'08 (4.32m x 2.03m)

Utility
9'11 x 6'01 max (3.02m x 1.85m max)

Downstairs Cloakroom
4'01 x 3'01 (1.24m x 0.94m)

Landing

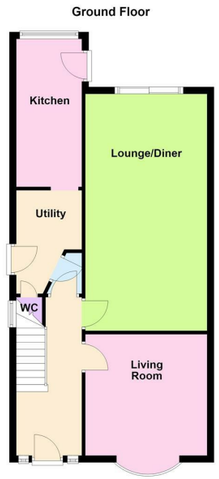
Bedroom One
13'09 x 10'10 (4.19m x 3.30m)

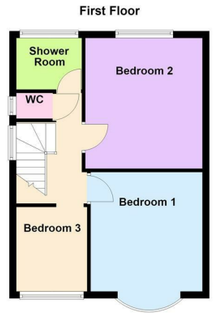
Bedroom Two
12'05 x 11'03 (3.78m x 3.43m)

Bedroom Three
8'03 x 6'09 (2.51m x 2.06m)

Shower Room
4'11 x 6'01 (1.50m x 1.85m)

Separate WC
2'04 x 3'05 (0.71m x 1.04m)







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.

10 Wyngate Drive, Western Park, LE3 0US

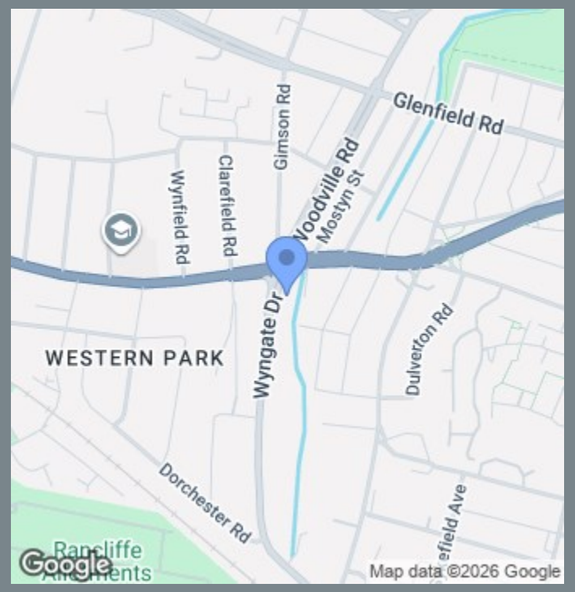
£260,000

OVERVIEW

- Extended Family Home
- Great Location
- Hallway & Living Room
- Lounge Diner
- Kitchen, Utility & Downstairs Cloakroom
- Three Bedrooms
- Shower Room & Separate WC
- Driveway & Lovely Garden
- Viewing Is Advised
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Wyngate Drive enjoys a sought-after position within the popular Western Park area of Leicester, a well-established and leafy suburb renowned for its strong community spirit and abundance of green space. At the heart of the area is the beautiful Western Park itself, offering expansive open parkland, children's play areas, sports facilities and scenic walking routes that have made the neighbourhood a favourite with families for generations. Residents benefit from a range of nearby shops, cafés, supermarkets and everyday amenities, while Leicester city centre is just a short journey away for a wider selection of retail, dining and entertainment options. Families are particularly well served by a choice of respected local schools, including Fosse Mead Primary Academy and several highly regarded secondary schools within easy reach. The area is also exceptionally convenient for commuters, with regular bus services, excellent road links via the A47 and A563 ring road, and straightforward access to the M1 and M69.











THE INSIDE STORY

Situated in a great location, this extended semi-detached family home offers spacious & versatile accommodation, ideal for modern family living. Upon entering, you are welcomed into an inviting hallway that leads through to the main living spaces. To the front, the living room enjoys a beautiful bay window that allows natural light to pour in, creating a bright & comfortable space to relax, unwind, or entertain guests. To the rear, the lounge diner provides a fantastic additional living area, centred around a charming feature fireplace which adds warmth & character. With ample room for both seating & dining, this space is perfect for family meals, social gatherings, or cosy evenings at home. Patio doors open directly onto the garden, creating a lovely connection between indoor & outdoor living. The kitchen is fitted with a range of wooden wall & base units, offering practical storage & workspace for everyday cooking. A separate utility area adds further convenience, helping to keep the main living areas organised, while a downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family life, guest accommodation, or a home office if required. The shower room is complemented by a separate WC, providing added practicality for busy households. Externally, the property benefits from a driveway providing off-road parking. To the rear, the paved garden has been designed with ease of maintenance in mind, while attractive borders add colour & charm, creating a pleasant outdoor space for relaxing, dining, or entertaining.







