

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

Room Sizes

Entrance Hallway

Living Room
23'1" x 12'4"

Kitchen
13'0" x 9'11"

Dining Room
11'7" x 9'9"

Utility Room

Downstairs WC
9'5" x 5'2"

Bedroom One
12'0" x 10'11"

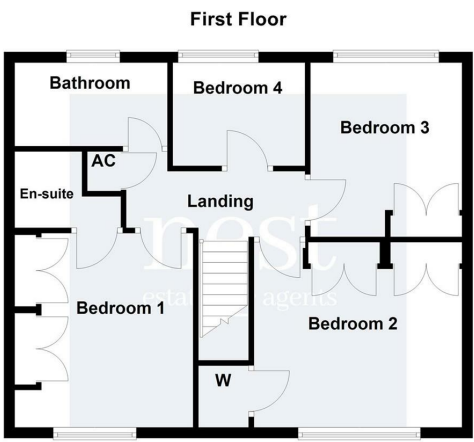
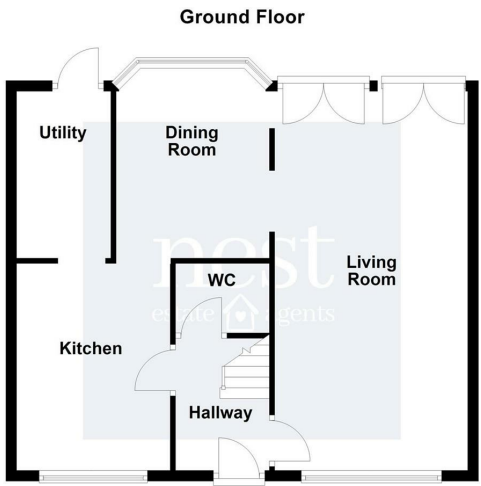
Ensuite

Bedroom Two
12'4" x 11'2"

Bedroom Three
9'10" x 9'3"

Bedroom Four
9'9" x 6'5"

Bathroom
9'11" x 5'4"



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 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION 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 2772277 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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Stanhope Road, Wigston LE18 3SJ

£425,000

The Story Begins

- Detached Family Home
- Sits In A Quiet Tucked Away Position
- Living Room With Woodburning Fire
- Kitchen Featuring A Breakfast Bar & Separate Dining Room
- Utility Room & Downstairs WC
- Four Well Proportioned Bedrooms
- Ensuite & Bathroom
- Enclosed Rear Garden
- Off Road Parking & Double Garage
- EPC Rating C Council Tax Band E

Location Is Everything

Wigston is located just south of Leicester, is a charming suburb that offers an appealing blend of suburban tranquility and urban convenience, making it an attractive choice for homebuyers. With excellent transport links, including easy access to the M1 and M69 motorways and a local train station providing regular services to Leicester, commuting is hassle-free. The area boasts a variety of educational options, including well-regarded primary and secondary schools, making it ideal for families. Residents can enjoy numerous parks and green spaces, perfect for outdoor activities and leisurely strolls. The vibrant local community features a mix of independent shops, cafes, and restaurants, along with various recreational facilities and community events that foster a strong sense of belonging. With its rich history, diverse amenities, and welcoming atmosphere, Wigston Magna is a fantastic place to call home for families, young professionals, and retirees alike.



Inside Story

Tucked away in a quiet position on Stanhope Road, Wigston, this charming detached home is ideal for families seeking space & privacy. As you enter through the hallway, you are welcomed into a bright and airy living room, which features French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The living room is also home to a woodburning fire, perfect for cosy nights in. The kitchen is thoughtfully designed with ample space for appliances and a breakfast bar, making it a wonderful spot for casual dining or morning coffee. Adjacent to the kitchen, the dining room provides an inviting atmosphere for family meals and gatherings. Essential to any family home is the utility room and downstairs WC. The spacious bedrooms provide a peaceful retreat, ensuring a restful night’s sleep. Bedroom one also has the added luxury of an ensuite shower room, making morning routines a breeze. In addition to the ensuite the family bathroom comprises of a low level wc, wash hand basin and bath with shower overhead. Externally this home has a lovely garden with mature trees and bushes for an added sense of privacy whilst the patio area is perfect for al fresco dining during the summer months. To the front of the property you will find a double garage along with parking for two vehicle’s. Do not miss the opportunity to make this wonderful property your own. It is a rare find in a sought-after location, promising a lifestyle of comfort and convenience.

