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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living & Dining Area

19'4 max x 15'8

Garden Room

Kitchen

12'6 x 8'3

Shower Room

Bedroom One

12 x 10'4

Bedroom Two

9'9 x 8'7

Detached Garage



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.

Collaton Road, Wigston LE18 2GY

Offers Over £239,000

The Story Begins

- Delightful Semi Detached Bungalow
- No Upward Chain
- Recently Decorated & Re-Carpeted
- Entrance Hallway & Shower Room
- Two Double Bedrooms
- Living & Dining Area
- Kitchen & Garden Room
- Parking & Detached Garage
- Front & Rear Gardens
- Council Tax Band B, Awaiting Energy Rating & Freehold

Location Is Everything

This delightful bungalow enjoys a prime position in Wigston, set back from the road for added privacy. The vibrant Little Hill area caters to all your daily needs, boasting a variety of convenient stores, a petrol station, and take-away restaurants just moments away. With excellent bus services running through Little Hill, commuting to the City Centre. . Wigston itself offers a lively atmosphere with an array of amenities, including doctors' surgeries, veterinary clinics, dental practices, pubs, and dining options. While this charming bungalow provides a peaceful retreat from the hustle and bustle, it remains conveniently close to all the attractions that make Wigston such an enjoyable place to live.



Inside Story

A charming semi-detached bungalow, ideally positioned within the highly sought-after Little Hill area of Wigston, offering convenient access to the local shopping facilities and amenities. Offered with no upward chain, this delightful home has recently benefited from redecoration and new carpeting, creating a welcoming environment ready for its next owner to enjoy.

Upon entering, the welcoming entrance hall leads through to the well-appointed accommodation. The living room provides a lovely space to relax and unwind, featuring a characterful fireplace and dedicated dining area. Sliding doors open into the bright and airy garden room, creating a wonderful additional living space with direct access to the rear garden.

The kitchen is fitted with a range of neutral wall and base units, complemented by a sink and drainer, cooker point, plumbing for washing machine, built-in fridge and freezer, and a useful external side door.

The property offers two well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of fitted wardrobes. The shower room is well-equipped with a walk-in shower cubicle, vanity wash hand basin, concealed cistern WC, heated towel rail and attractive tiled finish.

Further benefits include gas-fired central heating and double glazing.

Outside, the property continues to impress with a lawned front garden complemented by shrub borders, a driveway providing off-road parking, and a garage with up-and-over door and side access leading to the rear garden. The enclosed rear garden has been designed with ease of maintenance in mind, featuring a patio area, gravelled section, shed and established shrub borders.

A wonderful opportunity to acquire a well-presented bungalow in a desirable location.

