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

Lounge
14'07 x 11'07 (4.45m x 3.53m)

Dining Kitchen
17'10 x 11 (5.44m x 3.35m)

Landing

Bedroom One
11'11 x 11'07 (3.63m x 3.53m)

Bedroom Two
11'02 x 10'10 (3.40m x 3.30m)

Bedroom Three
7'09 x 6'07 (2.36m x 2.01m)

Bathroom
7'07 x 5'06 (2.31m x 1.68m)





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.

64 Station Road, Wigston, Leicestershire, LE18 2DJ

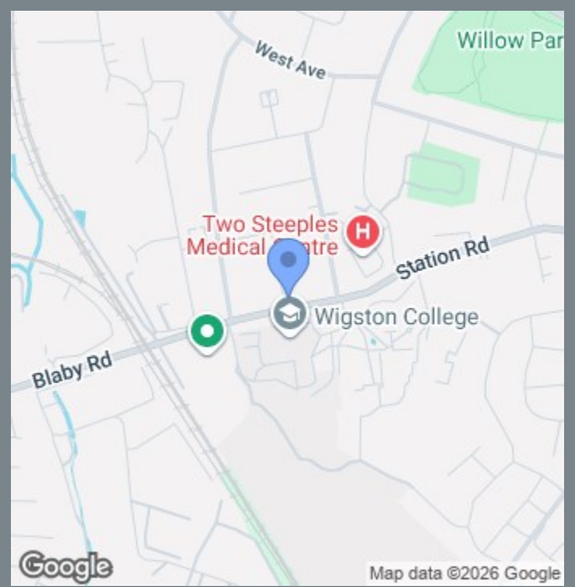
£260,000

OVERVIEW

- Lovely Family Home
- Well Regarded Location
- Hallway & Spacious Lounge
- Modern Dining Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Beautiful Landscaped Garden & ORP
- Viewing Is A Must
- Council Tax Band - B
- EER - D, Freehold

LOCATION LOCATION....

Station Road enjoys a fantastic position within the popular & well-established town of Wigston, offering a wonderful combination of everyday convenience, excellent local amenities & a welcoming community atmosphere. The bustling town centre is within easy reach, with Bell Street, Leicester Road & Long Street offering a great selection of independent shops, cafés, restaurants, traditional public houses & high street favourites, together with Sainsbury's, Aldi, Boots & a Post Office. Families are particularly well catered for with Little Hill Primary School, The Meadow Community Primary School, Wigston Academy & Wigston College nearby, making this a popular choice for those with children of all ages. For leisure & recreation, Wigston Pool & Fitness Centre is conveniently situated on Station Road itself, whilst the lovely Peace Memorial Park offers open green spaces, children's play facilities & tennis courts. The beautiful Brocks Hill Country Park is also within easy reach, providing scenic woodland walks, wildlife & opportunities to enjoy the outdoors. Wigston has a lovely community spirit, with its traditional market, local library, sports clubs & regular community activities adding to its appeal. For commuters, regular bus services provide convenient connections to Leicester city centre & surrounding areas, whilst South Wigston railway station offers services towards Leicester & Birmingham. Excellent road links via the A5199, A563 & nearby M1/M69 motorway networks make travelling further afield straightforward, with Fosse Park also easily accessible for additional shopping, dining & entertainment.











THE INSIDE STORY

Beautifully presented throughout this lovely family home offers a wonderful combination of stylish interiors, comfortable living spaces & a fabulous low maintenance garden, making it a fantastic place to call home! With a warm & welcoming feel from the moment you step inside, this delightful property is ready for its new owners to move in, unpack & enjoy. The entrance hallway leads into the lovely lounge, where an attractive bay window allows natural light to fill the room, whilst a feature fireplace creates a charming focal point. With plenty of space for comfortable seating, this is the perfect spot for cosy evenings in front of the television or relaxing with family after a busy day. The modern dining kitchen really is the heart of the home, beautifully fitted with a range of gloss finish wall & base cabinets complemented by contrasting worktops, offering plenty of storage & preparation space. With ample room for a table & chairs, this is a wonderful place for everything from busy family breakfasts to relaxed evening meals or entertaining friends, whilst a door opens directly onto the rear garden, perfect for those warmer days when dining moves outside. Upstairs, the landing leads to three good sized bedrooms, all beautifully finished & offering flexible accommodation for growing families, visiting guests or perhaps that all-important home office. The family bathroom is fitted with a classic white three piece suite, providing a fresh & inviting space to start or finish your day. Outside, the property continues to impress, with a garden to the front adding to its kerb appeal, whilst the landscaped rear garden has been thoughtfully designed for easy maintenance. With a lovely patio area ideal for summer barbecues & alfresco dining, alongside artificial grass providing greenery all year round without the upkeep, this is a wonderful space to sit back & relax. A gate leads to the driveway, providing ample off road parking.







