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
13'03 x 11'05 (4.04m x 3.48m)

Dining Kitchen
11'03 x 11'05 max (3.43m x 3.48m max)

Sun Room
5'05 x 9'04 (1.65m x 2.84m)

Landing

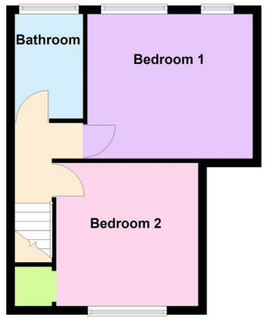
Bedroom One
11'03 x 12'10 (3.43m x 3.91m)

Bedroom Two
11'02 x 11' (3.40m x 3.35m)

Bathroom
8' x 5' (2.44m x 1.52m)

Ground Floor

First Floor



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.

65 Lansdowne Grove, Wigston, LE18 4LW

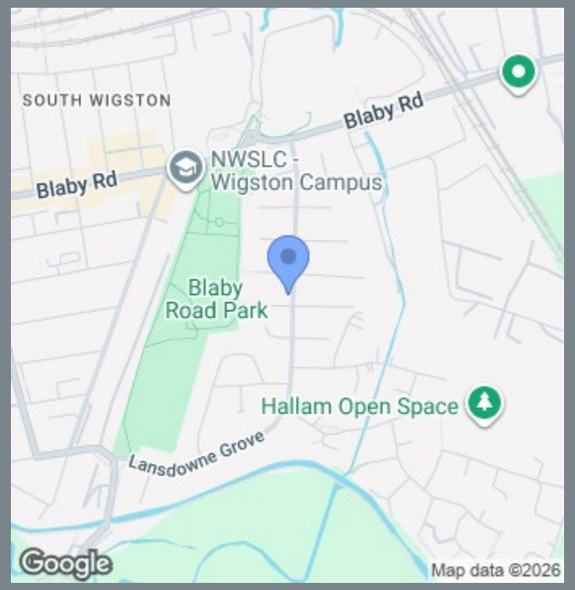
£200,000

OVERVIEW

- Beautiful Home With No Upward Chain
- Fabulous Location
- Hallway & Lounge
- Dining Kitchen
- Sun Room/Utility Space
- Two Double Bedrooms
- Modern Bathroom
- Rear Landscaped Garden
- Option to purchase furniture if desired.
- EER - D, Freehold, Tax - A

LOCATION LOCATION....

Lansdowne Road is situated within a well-established and popular residential area of South Wigston, known for its friendly community atmosphere and excellent day-to-day convenience. The area is well served by a range of local shops, supermarkets, cafés and amenities close by along Blaby Road and within South Wigston town centre, with further retail and leisure facilities available in Wigston and Leicester city centre. Families are particularly well catered for with a selection of reputable primary and secondary schools nearby. Residents can also enjoy access to local parks and green spaces, ideal for walking, outdoor activities and family time. Lansdowne Road benefits from excellent transport links, including South Wigston railway station with direct connections to Leicester and beyond, regular bus routes, and easy access to major road networks such as the A6, A563 ring road and M1, making it an ideal location for commuters.



THE INSIDE STORY

Offered with no onward chain & positioned in a great location, this truly stunning home has been lovingly enhanced by the current owners to create a stylish & welcoming space ready to move straight into. A bright hallway sets the tone on arrival, leading into the beautifully presented lounge. This elegant room enjoys a bay window to the front, allowing natural light to pour in, while a charming log burning stove provides a cosy focal point — perfect for relaxed evenings or entertaining friends. To the rear is the well-appointed dining kitchen, fitted with an attractive range of wall & base units complemented by ample work surface space. Features include a sink drainer with mixer tap & an integrated oven with hob, while a fixed dining table creates a sociable hub for everyday meals or casual gatherings. The adjoining sun room adds valuable additional living space & can be adapted to suit a variety of needs — whether as a second sitting area, hobby room or home office. A useful utility area is incorporated here, complete with plumbing for a washing machine, keeping the main kitchen area free from clutter. It also benefits from central heating for year-round comfort. Upstairs, the landing leads to two generously sized double bedrooms, both finished to a high standard with a calm & contemporary feel, offering flexible accommodation for sleeping, guests or working from home. The modern bathroom is fitted with a crisp white three-piece suite, providing a clean & comfortable space to unwind. Externally, the home enjoys a front garden, while the rear garden features a patio area ideal for outdoor seating, lawn & attractive flowered borders, creating a pleasant setting to relax or entertain. There is also an option to purchase the furniture should you wish.