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

Porch

Hall

Lounge
14'04 x 13'5 (4.37m x 4.09m)

Dining Room
10' x 8'11 (3.05m x 2.72m)

Kitchen
10' x 7'4 (3.05m x 2.24m)

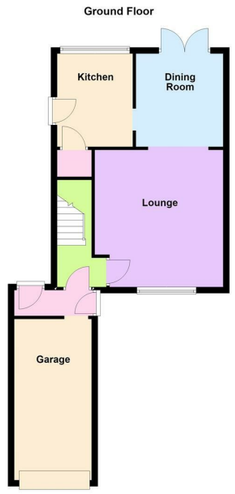
Landing

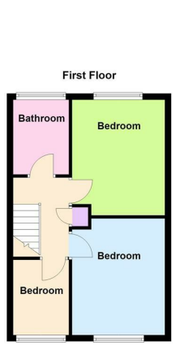
Bedroom
11'3 x 9'8 (3.43m x 2.95m)

Bedroom
10'11 x 9'8 (3.33m x 2.95m)

Bedroom
8'11 x 6'4 (2.72m x 1.93m)

Shower Room
8'11 x 6'4 (2.72m x 1.93m)







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.

18 Westleigh Road, Glen Parva, Leicester, LE2 9TP

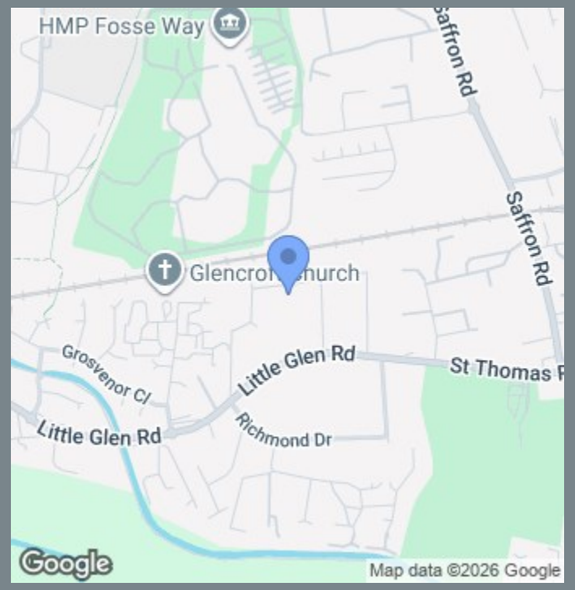
£260,000

OVERVIEW

- Lovely Family Home
- Great Location & No Chain
- Porch & Hallway
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Modern Shower Room
- Driveway, Garage & Garden
- Viewing Is Advised
- EER = tbc, Freehold, Tax - B

LOCATION LOCATION....

Westleigh Road enjoys a lovely position within the popular residential area of Glen Parva, offering a wonderful combination of everyday convenience, green open spaces & a welcoming community atmosphere. Ideally situated between South Wigston & Blaby, residents can enjoy a fantastic selection of local shops, cafés, supermarkets, traditional public houses & everyday amenities. Families are well catered for with nearby Parkland Primary School, Fairfield Community Primary School & South Wigston High School. For those who enjoy the outdoors, Glen Parva Nature Reserve, the Grand Union Canal & Great Central Way offer beautiful walks, cycling routes & opportunities to enjoy nature, whilst Dorothy Avenue Playing Fields provides recreational space for all ages. Glen Hills Library & the War Memorial Hall add to the area's lovely community spirit, with Fosse Park & Meridian Leisure Park offering excellent shopping, dining & entertainment nearby. Commuters will appreciate South Wigston railway station, regular bus services & convenient access to the A426, A563 & M1/M69 motorway networks, making Glen Parva a wonderful place to call home.











THE INSIDE STORY

Offered for sale with no onward chain & positioned in a great location, this lovely three bedroom family home offers comfortable living spaces, a rear garden & plenty of potential for its new owners to add their own personal touches! Whether you are looking for your first home, somewhere to raise a family or simply a place to make your own, this delightful property has so much to offer. Stepping inside, the entrance porch provides a handy space for coats & shoes before leading into the welcoming hallway. The lounge is a lovely room to relax & unwind, with a window to the front allowing natural light to fill the space, whilst a feature fireplace creates a charming focal point for cosy evenings in front of the television. An archway leads through to the dining room, creating a wonderful flow between the two rooms, ideal for family life & entertaining. With plenty of space for a table & chairs, this is the perfect setting for everything from everyday family meals to special occasions with friends, whilst French doors open directly onto the rear garden, allowing the outside in during the warmer months. The fitted kitchen provides a practical space for preparing your favourite meals, with storage for all those everyday essentials. Upstairs, the landing leads to three bedrooms, offering flexibility for growing families, visiting guests or perhaps that all-important home office or dressing room. A modern shower room completes the first floor accommodation, providing a fresh & inviting space to start the day. Outside, the driveway provides handy off road parking & leads to the garage, ideal for additional storage or keeping the car tucked away. To the rear, the enclosed garden offers a lovely space to enjoy, whether it's relaxing in the sunshine with a morning coffee, hosting summer barbecues or providing somewhere for children & pets to play.







