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

Entrance Hall

Lounge
13'0 x 11'0 (3.96m x 3.35m)

Dining Kitchen
17'11 x 11'0 (5.46m x 3.35m)

Garden Room
16'0 x 10'0 (4.88m x 3.05m)

Downstairs Cloakroom

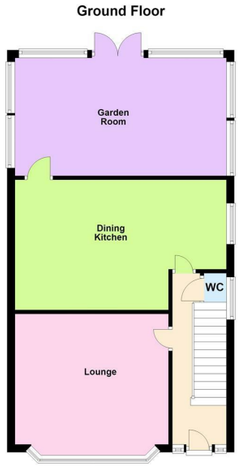
Landing

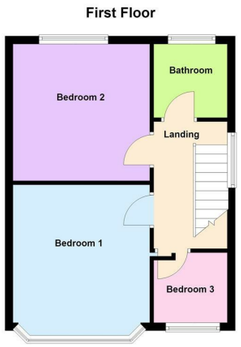
Bedroom One
13'0 x 11'0 (3.96m x 3.35m)

Bedroom Two
11'0 x 11'0 (3.35m x 3.35m)

Bedroom Three
6'11 x 6'0 (2.11m x 1.83m)

Family Bathroom







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.

138 Moat Street, Wigston, Leicestershire, LE18 2GE

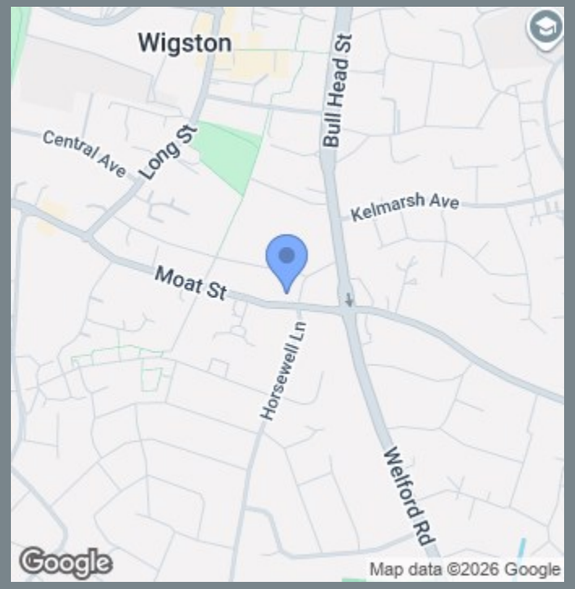
Offers Over £280,000

OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- Entrance Hall & Lounge
- Modern Dining Kitchen
- Garden Room & Downstairs Cloakroom
- Three Bedrooms
- Beautiful Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Must
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Moat Street enjoys a wonderfully convenient position close to the heart of Wigston, making it a fantastic choice for families, first-time buyers & commuters alike. Everyday life couldn't be easier, with Wigston town centre just a short stroll away offering supermarkets including Sainsbury's & Aldi, alongside independent shops, cafés, pubs, takeaways & a great selection of everyday amenities. Families are particularly well catered for, with Little Hill Primary, All Saints Primary & Wigston Academy all close by, together with nurseries, clubs & community facilities. When it's time to enjoy the outdoors, Peace Memorial Park & Little Hill Park provide lovely green spaces for walks, children's play & relaxing in the fresh air, while Brocks Hill Country Park is also within easy reach for longer walks & family days out. Wigston has a real community feel, with plenty going on locally whilst still being incredibly well connected. Regular bus services provide easy access into Leicester city centre & surrounding areas, South Wigston railway station is nearby, while the A6, A563 ring road, M1 & M69 are all easily accessible for those travelling further afield. Combining fantastic amenities, schooling, green spaces & excellent transport links, Moat Street is perfectly placed to enjoy everything Wigston has to offer.











THE INSIDE STORY

Occupying a prominent position, this fabulous family home is beautifully presented throughout & offers a wonderful combination of contemporary living, versatile reception space & a landscaped wrap-around garden. The welcoming entrance hall leads into the lounge, positioned to the front of the property with a beautiful bay window allowing natural light to pour in. A feature fireplace provides an attractive focal point, creating a warm & inviting room for relaxing evenings or entertaining guests. To the rear, the modern dining kitchen forms the sociable heart of the home, fitted with sleek gloss-finish cabinetry & complemented by a breakfast bar, perfect for casual dining, morning coffee or catching up at the end of the day. The dining area provides ample room for a table & chairs, with patio doors opening into the garden room. Currently enjoyed as a playroom, this fantastic additional space could equally become a second sitting room, home office, hobby room or peaceful retreat overlooking the garden. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three beautifully finished bedrooms, providing comfortable accommodation for a growing family. Bedroom two benefits from fitted wardrobes, offering excellent storage without compromising on floor space. The newly fitted family bathroom is a real highlight, beautifully appointed with a luxurious four-piece suite. A freestanding bath with centrally positioned taps takes centre stage, complemented by a separate shower cubicle, wash hand basin & WC, creating the perfect place to relax & unwind. Outside, a driveway to the front provides convenient off-road parking, while the landscaped garden wraps around the property, offering a lovely sense of space. With patio areas for outdoor dining, a lawn for children to enjoy & plenty of room for entertaining, it provides a wonderful extension of the family living space.







