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ESTATE AGENTS

## Room Sizes

### Kitchen

9'04 x 10

### Living/Dining Area

15'07 max x 10'03 max

### Bedroom One

10 x 9'02

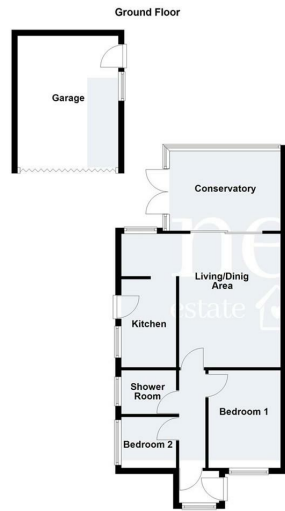
### Bedroom Two

8'06 x 9'03

### Shower Room

4'07 x 8'11

### 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

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**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

£259,950

# The Story Begins

- Detached Bungalow
- Side And Front Entrance
- Fitted Kitchen
- Dining/Living Area
- Conservatory
- Two Bedrooms
- Shower Room
- Enclosed Garden
- Detached Garage & Off Road Parking
- Freehold EPC Rating - TBC Council Tax Band - B

# 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

This property on Collaton Road is conveniently situated just off the main road, providing easy access while maintaining a peaceful atmosphere.

Upon entering, you will find a fitted kitchen that boasts ample cupboard space, complete with an integrated oven and space for a fridge as well as plumbing for a washing machine Adjacent to the kitchen is a dining area, perfect for family meals and entertaining friends. The living area seamlessly flows from the dining space and features sliding doors that lead into a bright conservatory. This additional room offers versatile living options and delightful views over the garden.

The bungalow comprises two well-appointed bedrooms, including a spacious double bedroom with fitted wardrobes, and a single bedroom that can serve as a guest room, home office, or study. The modern shower room is equipped with a walk-in shower, wash hand basin, and WC.

Externally, the garden is designed for low maintenance, primarily laid to stone with pockets of greenery, allowing for easy upkeep. The garage is conveniently located to the side of the property, and off-road parking is available at the front.

This bungalow offers comfortable single-level living in a pleasant and convenient residential location, making it an ideal choice for those seeking an accessible lifestyle.

