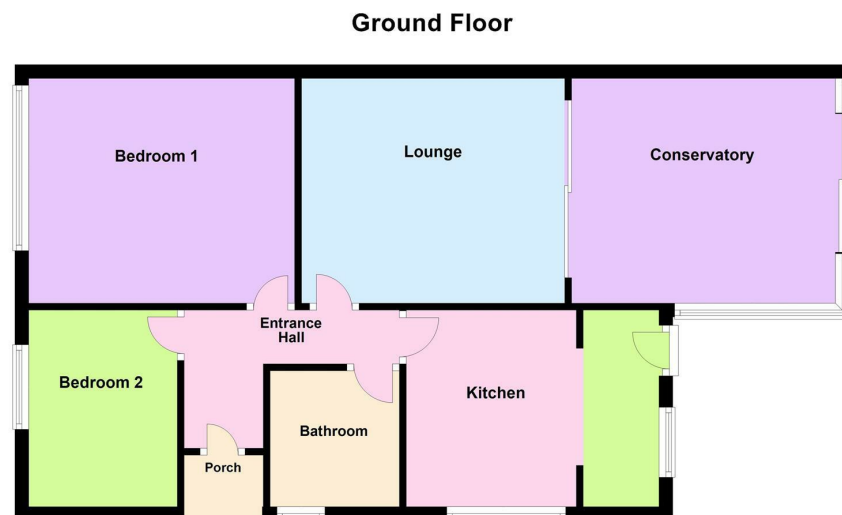


## FLOOR PLAN

### DIMENSIONS

- Porch**  
3'9 x 2'5 (1.14m x 0.74m)
- Entrance Hall**  
7'34 x 9'69 max (2.13m x 2.74m max)
- Lounge**  
12'61 x 10'97 (3.66m x 3.05m)
- Kitchen**  
9'39 x 12'9 max (2.74m x 3.89m max)
- Conservatory**  
10'34 x 12'76 (3.05m x 3.66m)
- Bedroom One**  
12'83 x 10'13 (3.66m x 3.05m)
- Bedroom Two**  
9'44 x 7'16 (2.74m x 2.13m)
- Wet Room**  
7'63 x 6'02 (2.13m x 1.88m)



**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.

9 Cheddar Road, Wigston, LE18 3PH

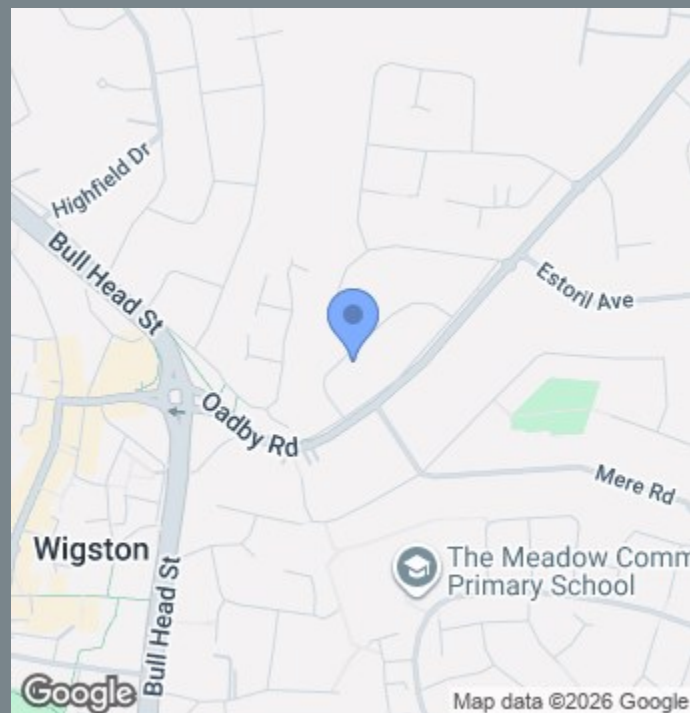
**£245,000**

## OVERVIEW

- Lovely Semi Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Light and Airy Lounge
- Conservatory
- Wet Room
- Work shop And Driveway Providing Off Road Parking
- Mature Rear Garden
- Freehold, EER Rating D, Council Tax Band B
- Must Be Viewed

## LOCATION LOCATION....

Located near the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Salisbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre and Oadby Village. Access to surrounding motorways and Fosse Park is also only a short drive away.



## THE INSIDE STORY

*Nestled on the charming Cheddar Road in Wigston, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. As you approach the bungalow, you are greeted by a lovely entrance porch, providing a warm welcome into your new home. The interior boasts a thoughtful layout that maximises space and light, creating an inviting atmosphere throughout with an entrance hall and doors leading into all of your downstairs living. The kitchen is fitted with an array of wall and base units, gas hob with an electric oven and plumbing for a washing machine. The lounge is light and airy making it a lovely room to relax in, with sliding doors taking you into the conservatory.*

*With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The wet room has been tastefully adapted with a shower, low level WC and wash hand basin.*

*One of the standout features of this property is the mature rear garden, which offers a tranquil outdoor space for relaxation. Whether you have a green thumb or simply enjoy the beauty of nature, this garden is sure to impress. Additionally, the property includes a workshop and a driveway, providing ample parking and storage options. This is a significant advantage in today's busy world, ensuring that you have everything you need right at your fingertips. Must be viewed to truly appreciate all this home has to offer.*

