13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge
15'9 x 10'6 (4.80m x 3.20m)

Family Dining Kitchen
8'6 x 24'2 (2.59m x 7.37m)

Home Office/Dining Room
6'6 x 10'8 (1.98m x 3.25m)

Downstairs Cloakroom

Landing

Bedroom One
13'5 x 9'11 (4.09m x 3.02m)

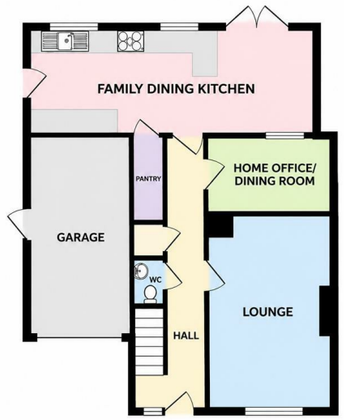
Bedroom Two
14'5 x 8'2 (4.39m x 2.49m)

Bedroom Three
9'10 x 9' (3.00m x 2.74m)

Bedroom Four
9'11 x 6'10 (3.02m x 2.08m)

Family Bathroom

GROUND FLOOR



1ST 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.

29 Herrick Way, Wigston, LE18 3LR

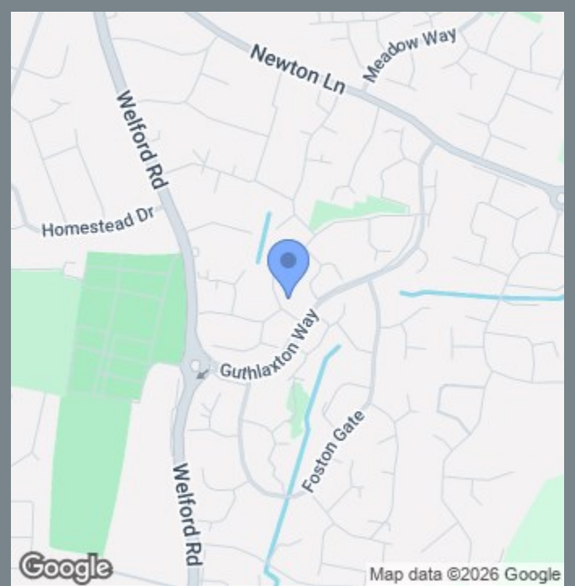
Offers In Excess Of £375,000

OVERVIEW

- Truly Stunning Family Home
- Fully Landscaped Garden With Sunken Fire Pit
- Hallway With Solid Wood Flooring
- Lounge With Lime Stone Bio Ethanol Fire
- Beautiful Dining Kitchen With Granite Quartz WorkTops
- Home Office/Formal Dining Room
- Downstairs Cloakroom & Walk In Pantry
- Four Beautiful Bedrooms & Family Bathroom
- Viewing Is Essential
- EER - C, Tax - D, Freehold

LOCATION LOCATION....

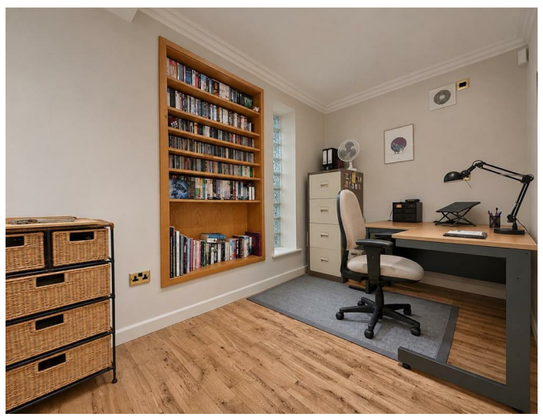
Herrick Way is situated in a popular residential area of Wigston, offering a lovely balance of everyday convenience, green open spaces & a welcoming community feel. Ideally placed for enjoying everything Wigston has to offer, the bustling town centre is within easy reach, with a great selection of independent shops, cafés, traditional pubs & everyday essentials, alongside well-known supermarkets including Aldi & Sainsbury's. Families are particularly well catered for, with several schools nearby including Thythorn Field Community Primary School, The Meadow Community Primary School, Little Hill Primary School & Wigston Academy, with Wigston College providing further education opportunities. For those who enjoy spending time outdoors, Horsewell Lane Recreation Ground & the attractive Peace Memorial Park offer lovely spaces for leisurely walks, outdoor activities & time with the family, whilst nearby Brocks Hill Country Park provides beautiful countryside walks & opportunities to enjoy nature. Wigston also enjoys a strong sense of community, with local sports clubs, leisure facilities, a library & regular activities bringing residents together throughout the year. For commuters, the location is equally appealing, with convenient access to the A6, A563 Leicester Ring Road & wider motorway network including the M1 & M69, whilst regular bus services connect Wigston with Leicester city centre & surrounding areas. South Wigston railway station also provides rail connections towards Leicester & Birmingham.











THE INSIDE STORY

Beautifully presented throughout, this stunning four bedroom detached family home offers stylish interiors, spacious accommodation & a fabulous garden, all in a great location! With a warm & welcoming feel, this gorgeous property is ready for its new owners to move straight in & enjoy. The entrance hallway, with its lovely wooden flooring, leads into the spacious lounge, where a limestone bioethanol fire creates an attractive focal point, perfect for cosy evenings relaxing with the family. The stunning family dining kitchen really is the heart of the home, fitted with cream wall & base cabinets complemented by contrasting granite quartz worktops, offering plenty of space for preparing your favourite meals. A walk-in pantry provides valuable storage, whilst the dining area is perfect for everything from busy family breakfasts to relaxed evening meals, with room to gather around the table & catch up on the day's events. French doors open onto the garden, perfect for summer days when dining moves outside. A versatile home office, previously used as a formal dining room, offers flexibility to suit your lifestyle, whilst a downstairs cloakroom adds everyday convenience. Upstairs, the landing leads to four good sized bedrooms, offering plenty of room for the whole family. Bedroom two enjoys dual aspect windows & is currently used as a sitting room, creating a lovely peaceful retreat, whilst bedroom three benefits from fitted wardrobes. A modern family bathroom completes the accommodation. Outside, the driveway provides off road parking & leads to the garage with an electric up & over door. The beautifully landscaped rear garden is a real treat, with a patio perfect for alfresco dining, a lovely bordered lawn & a further patio at the top of the garden featuring a sunken firepit, ideal for gathering with friends on those summer evenings. A gorgeous family home offering space, style & wonderful places to make lasting memories!





