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
14'1 x 6'1 (4.29m x 1.85m)

Landing

Lounge Diner
24' x 11'11 max (7.32m x 3.63m max)

Kitchen
9'9 x 9'5 (2.97m x 2.87m)

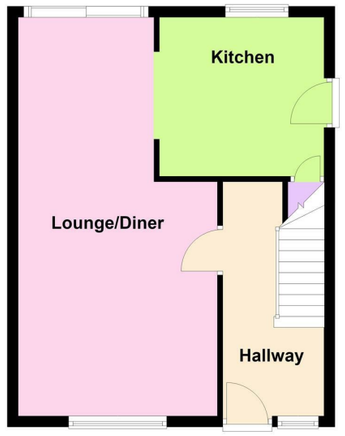
Bedroom One
12'11 x 10'10 (3.94m x 3.30m)

Bedroom Two
10'9 x 10'10 (3.28m x 3.30m)

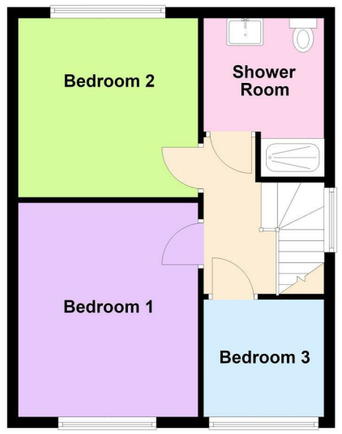
Bedroom Three
6'7 x 7'3 (2.01m x 2.21m)

Shower Room
9'7 x 7'3 max (2.92m x 2.21m max)

Ground Floor



First 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.

21 Sussex Road, Wigston, LE18 4WP

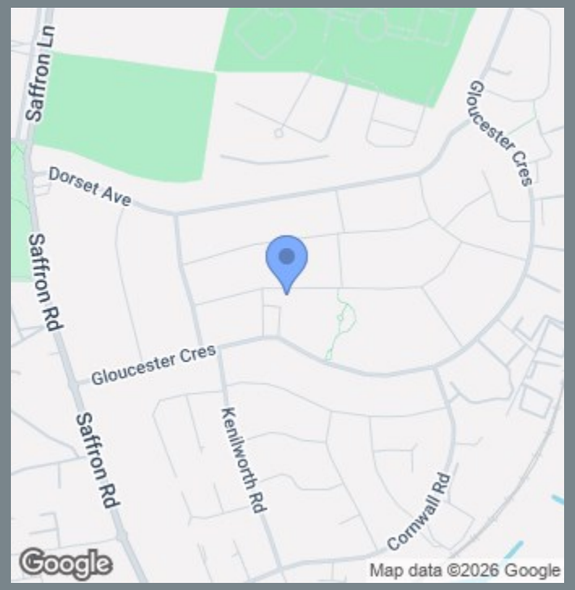
Offers In Excess Of £270,000

OVERVIEW

- Great Family Home
- Fabulous Location & No Chain
- Spacious Lounge Diner
- Newly Fitted Kitchen
- Three Good Sized Bedrooms
- Newly Fitted Modern Shower Room
- Driveway & Detached Garage
- Beautiful Rear Garden
- Viewing Is A Must
- EER -tba , Freehold, Tax - C

LOCATION LOCATION....

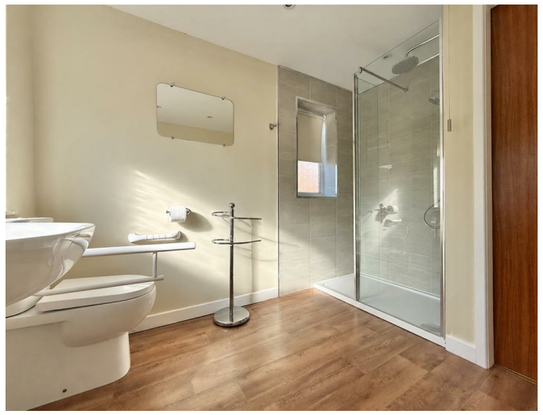
Sussex Road enjoys a lovely position within the established Fairfield area of Wigston, offering a wonderful balance of everyday convenience, community spirit & excellent access to surrounding amenities. Ideally placed for families, Fairfield Community Primary School is just a short stroll away, with Rolleston Primary School, Holy Cross Catholic School, South Wigston High School & Wigston Academy also within easy reach. A selection of local shops, a bakery, convenience stores, takeaways & the popular Fairfield pub can be found around nearby Gloucester Crescent, whilst the bustling centres of South Wigston & Wigston offer a wider choice of supermarkets, independent retailers, cafés, restaurants & everyday services. For those who enjoy spending time outdoors, Blaby Road Park & Willow Park provide lovely opportunities for family outings, leisurely walks & recreation, with additional green spaces to explore throughout the surrounding area. The neighbourhood has a welcoming, established feel with local schools, community facilities & leisure opportunities helping to create an appealing place to call home. Commuters are equally well catered for, with South Wigston railway station conveniently close by, regular local bus services & excellent road connections via the A426, A563 & nearby motorway network, making Leicester city centre, Fosse Park & surrounding towns easily accessible. A fantastic location combining the comforts of a residential neighbourhood with everything needed for modern family life.











THE INSIDE STORY

This lovely family home enjoys a fabulous location & offers spacious, well presented accommodation with the added benefit of no onward chain. Perfectly suited to growing families, first time buyers or those looking for a home they can make their own, this property has so much to offer both inside & out. Stepping through the front door, the welcoming hallway leads into a generous lounge diner, a wonderful space for relaxing & entertaining. A large window to the front allows natural light to fill the room, whilst a feature fireplace creates an attractive focal point & a cosy setting for evenings spent unwinding. The dining area offers plenty of room for a family table & chairs, ideal for everything from everyday meals to hosting friends & family, with patio doors opening directly onto the rear garden. An attractive archway leads through to the kitchen, beautifully finished with cream shaker style cabinetry complemented by wood effect worktops, creating a warm & inviting feel. Integrated appliances include a fridge freezer, oven & hob, with plumbing for a washing machine adding further practicality. Upstairs, the landing leads to three well proportioned bedrooms, each offering comfortable accommodation with flexibility for family life. Bedroom one benefits from fitted wardrobes providing useful storage, whilst bedroom three also enjoys fitted wardrobes & would make a lovely child's bedroom, nursery or home office. Outside, the property continues to impress with a front garden & driveway providing off road parking, together with a detached garage offering additional parking or valuable storage. To the rear, the lovely garden enjoys a wonderful degree of privacy, being particularly non overlooked, creating a peaceful setting to relax & unwind. A stone seating area provides the perfect spot for summer barbecues, outdoor dining or a morning coffee, whilst the lawn offers plenty of room for children to play & families to enjoy.





