

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email [sara@nestestateagents.co.uk](mailto:sara@nestestateagents.co.uk)  
[www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)



## Room Sizes

**Living Room**  
11'08 x 14'11

**Kitchen Diner**  
15'04 x 10'05

**WC**  
3'05 x 5'01

**Bedroom One**  
15'06 max x 20

**En-Suite**  
3 x 8'10

**Bedroom Two**  
13'07 x 8'08

**Bedroom Three**  
11'11 x 8'08

**Bathroom**  
6'06 x 8'01



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATION** 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 2772277 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 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.



Lime delph Road, Wigston LE18 3AD  
60% Shared ownership £195,000



# The Story Begins

- 60% Shared Ownership
- Modern Semi Detached Home
- Immaculately Presented Throughout
- Hallway And Downstairs WC
- Living Room And Dining Kitchen
- First Floor Landing & Family Bathroom
- Three Bedrooms & En-Suite
- Bedroom One On Second Floor
- Off Road Parking
- Leasehold EPC - B Council Tax Band - C

# Location Is Everything

Wigston is a charming and vibrant town nestled just a few miles south of Leicester, offering a perfect balance between traditional character and modern convenience. With excellent transport links, including close proximity to the M1 and A6, and South Wigston railway station providing direct connections to Leicester, it's an ideal location for commuters. The town centre features a variety of independent shops, cafés, and essential amenities, while larger retail outlets and supermarkets are just a short drive away in Leicester. Wigston is also well-regarded for its excellent schools and healthcare services, making it a popular choice for families. Whether you're seeking a peaceful place to settle or a well-connected location to call home, Wigston offers something for everyone.



# Inside Story

Located in a popular and modern development in Wigston, this beautifully maintained three-bedroom semi-detached home, built by David Wilson Homes, offers an ideal opportunity for first-time buyers through a 60% shared ownership scheme with Riverside Housing.

Upon entering, you are greeted by a welcoming entrance hallway that provides access to a convenient downstairs WC. The bright and inviting living room is designed for relaxation and features a handy storage cupboard, ensuring that your living space remains tidy and organised. The heart of the home is the fitted kitchen diner, which boasts lovely garden views and is enhanced by French doors that lead directly to the outdoor space, perfect for entertaining or enjoying a quiet moment in the fresh air.

Ascending to the first floor, you will find two additional bedrooms, along with a shared bathroom that caters to the needs of family and guests alike. The second floor is dedicated to the spacious master bedroom, which comes complete with a useful ensuite, providing a private retreat for the homeowners.

The exterior of the property is equally appealing, featuring off-road parking for your convenience and beautiful greenery views that enhance the overall charm of the home. This property is not just a house; it is a place where memories can be made. With its excellent location and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in Wigston.

Monthly Rent: £307.41  
Monthly Service Charge: £58.36

