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

**Porch**

**Lounge Diner**
14' x 12'9 (4.27m x 3.89m)

**Dining Kitchen**
12'11 x 8'5 (3.94m x 2.57m)

**Hall**

**Bedroom One**
11'6 x 10'10 (3.51m x 3.30m)

**Bedroom Two**
7'7 x 9'9 (2.31m x 2.97m)

**Wet Room**
5'10 x 5'6 (1.78m x 1.68m)

**Garage**
16'11 x 8'3 (5.16m x 2.51m)






**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.

7 Rosedale Road, Wigston, LE18 3XT

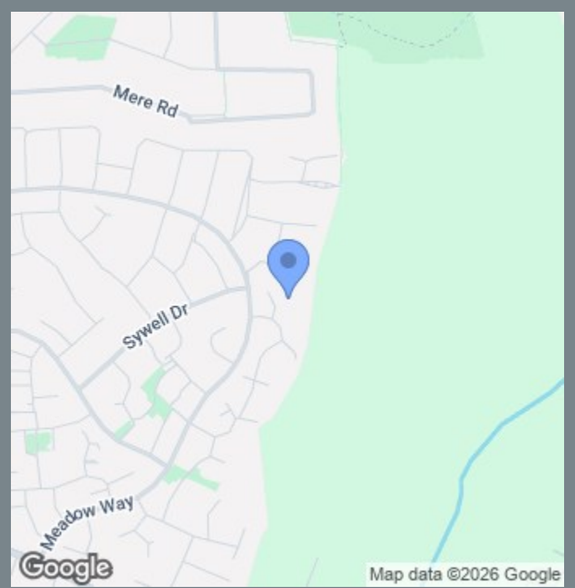
**Offers In Excess Of £270,000**

# OVERVIEW

- Lovely Detached Bungalow
- Cul De Sac Location & No Chain
- Porch & Lounge Diner
- Newly Fitted Dining Kitchen
- Two Bedrooms
- Modern Wet Room
- Driveway & Garage
- Lovely Rear Garden
- Viewing Is Essential
- EER - C, Tax - C, Freehold

# LOCATION LOCATION....

Rosedale Road enjoys a delightful position within the ever-popular Wigston Meadows area, tucked away in an attractive residential cul-de-sac and offering a wonderful combination of peaceful surroundings, established community spirit & everyday convenience. Perfectly positioned on the outskirts of Wigston, the location provides a lovely balance between town and country living, with pleasant green spaces, nearby countryside walks & a wealth of local amenities to enjoy. Wigston town centre is just a short drive away, offering a fantastic selection of independent shops, traditional butchers, bakeries, cafés, restaurants & popular high street retailers, alongside supermarkets including Sainsbury's, Aldi & Iceland. Families are particularly well catered for, with The Meadow Community Primary School, Glenmere Community Primary School & St John Fisher Catholic Primary School nearby, together with Gartree High School, Beauchamp College & Wigston Academy offering further educational options. For those who enjoy the outdoors, the beautiful Brocks Hill Country Park in neighbouring Oadby provides picturesque woodland walks, wildlife trails & opportunities to explore nature, whilst nearby Parklands Leisure Centre offers swimming, fitness facilities & activities for all ages. The surrounding area also benefits from a welcoming community atmosphere, with local clubs & recreational facilities. Commuters will appreciate the transport connections, with regular bus services serving the surrounding area, South Wigston railway station providing links towards Leicester & Birmingham & convenient road access via the A6, A5199, A563 & wider motorway network. Leicester city centre & Fosse Park are all within easy reach, making Rosedale Road an appealing choice for families, professionals & those seeking a quieter pace of life without compromising on convenience












## THE INSIDE STORY

*Tucked away in a lovely cul de sac position, this attractive detached bungalow offers a wonderful opportunity for those looking for comfortable, easy living in a fabulous location, with the added bonus of no onward chain. Offering well proportioned accommodation throughout, this is a home with plenty of charm & the potential to make it your very own. Step through the entrance porch before making your way into the welcoming lounge diner. With a window overlooking the front aspect allowing natural light to fill the room & a feature fireplace providing a cosy focal point, this is a lovely space to put your feet up with a good book or enjoy an evening in front of the television. There is also plenty of room for a dining table, making it ideal for everything from everyday meals to Sunday lunches with family & friends. The dining kitchen is another lovely space, fitted with a range of modern gloss finish wall & base cabinets complemented by contrasting work surfaces, a sink drainer with mixer tap & an integrated oven & hob with extractor over. With room for a table & chairs, it is just the spot for a leisurely breakfast or a morning cuppa whilst planning the day ahead. A handy cupboard houses the boiler & provides useful additional storage. An inner hallway leads to two bedrooms, both offering comfortable accommodation with the flexibility to create a guest bedroom, hobby room or home office if desired. Completing the accommodation is a refitted wet room, thoughtfully designed for convenience & ease of use. Outside, a driveway provides off road parking & leads to a detached garage, ideal for additional storage or keeping the car tucked away. The rear garden offers a lovely mix of outdoor spaces with a patio for alfresco dining, a decorative stoned area for easy maintenance & a further patio where you can follow the sunshine throughout the day. Mature shrubs add colour & character, creating a pleasant setting for relaxing, pottering or entertaining.*







