13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway
14'2 x 4' (4.32m x 1.22m)

Lounge
14'1 x 11'11 (4.29m x 3.63m)

Family Living Kitchen
15'10 x 19'1 max (4.83m x 5.82m max)

Utility Room
4'4 x 6'3 (1.32m x 1.91m)

Bedroom One
11'11 x 9'8 (3.63m x 2.95m)

Dressing Room
6' x 6'2 (1.83m x 1.88m)

En Suite
5'3 x 6' (1.60m x 1.83m)

Bedroom Two
14'1 x 11'11 (4.29m x 3.63m)

Downstairs Shower Room
7'11 x 4'9 (2.41m x 1.45m)

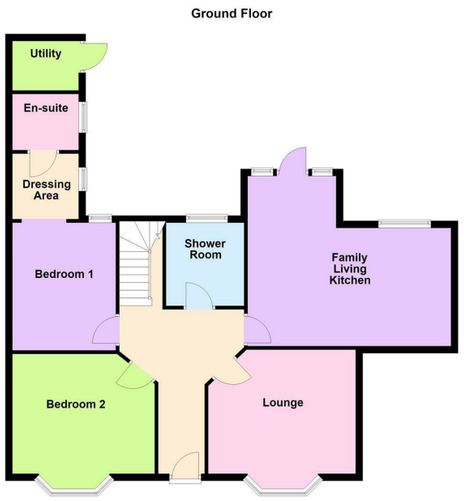
Landing
12' x 8'1 (3.66m x 2.46m)

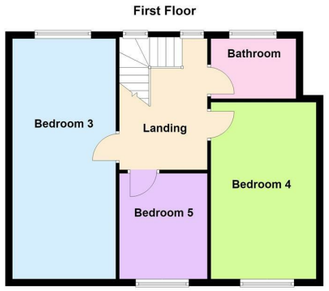
Bedroom Three
22'4 x 9'8 (6.81m x 2.95m)

Bedroom Four
16'5 x 9'8 (5.00m x 2.95m)

Bedroom Five
10' x 8' (3.05m x 2.44m)

Bathroom
5'6 x 7'9 (1.68m x 2.36m)







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.

24 Somerville Road, Rowley Fields, LE3 2ET

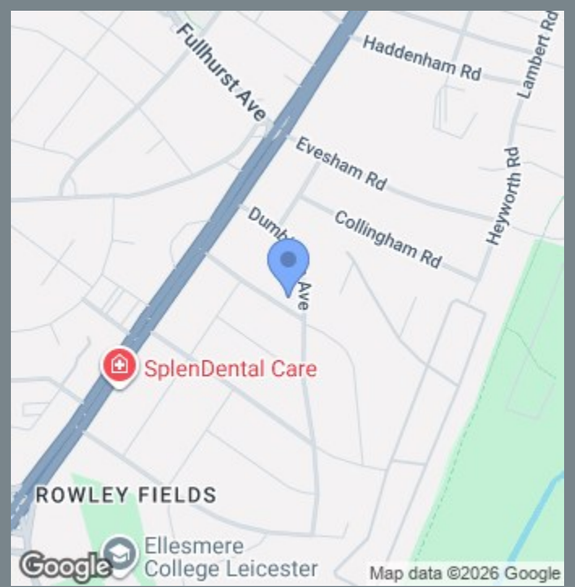
£450,000

OVERVIEW

- Impressively Extended & Stylishly Refurbished Dormer Bungalow
- Superb Location With The Advantage Of No Onward Chain
- Lounge & Family Living Kitchen
- Primary Bedroom With En Suite & Dressing Room
- Four Further Bedrooms
- Upstairs Bathroom & Downstairs Shower Room
- Gated Driveway & EV Charger
- Landscaped Garden & Utility Room
- A Home That Truly Needs To Be Seen
- EER - C, Freehold, Tax - E

LOCATION LOCATION....

Somerville Road is ideally positioned within the established Rowley Fields area of Leicester, offering a great blend of residential living, green spaces & everyday convenience. Nearby Narborough Road provides an excellent choice of shops, supermarkets, cafés, takeaways & independent businesses, while Fosse Park is easily accessible for a wider range of shopping, dining & leisure. Families have a selection of local schools nearby, while outdoor space is a real highlight with Braunstone Park & beautiful Aylestone Meadows close at hand, perfect for leisurely walks, cycling, dog walking & enjoying a little slice of countryside within the city. The area is well connected with straightforward routes into Leicester city centre, easy access towards the M1 & M69 and regular bus services nearby. With plenty of amenities, excellent green spaces & convenient transport links, Rowley Fields is a popular & well-established place to call home.











THE INSIDE STORY

Beautifully transformed through a programme of refurbishment & extension, this stunning double fronted detached bungalow is offered for sale with no onward chain & provides exceptional accommodation arranged over two floors. Finished to an impressive standard throughout, this fabulous home perfectly combines stylish interiors with the comforts of modern family life. Step inside to discover a welcoming entrance hall leading to an elegant lounge where a charming bay window fills the room with natural light, creating the perfect place to relax & unwind. The heart of the home is undoubtedly the impressive family living kitchen, a wonderful sociable space designed for everyday living & entertaining. Featuring an excellent range of fitted units, eye level oven & ample preparation space, there is plenty of room for a family dining table alongside a comfortable seating area, ideal for enjoying a morning coffee or catching up at the end of the day. A door opens directly onto the rear garden whilst a separate utility room keeps household tasks neatly tucked away. The ground floor also offers two generous bedrooms, with bedroom one enjoying the luxury of its own dressing room & private en suite, creating a fabulous retreat. A stylish shower room serves bedroom two & visiting guests. Stairs rise to the first floor where three further bedrooms provide wonderful flexibility for growing families, guests or those wishing to work from home, complemented by a beautifully appointed family bathroom. Outside, the property continues to impress with a gated driveway providing off road parking & the added convenience of an EV charging point. The landscaped rear garden has been thoughtfully designed with a lovely patio for alfresco dining, a lawn & attractive flower borders adding colour & charm. A truly impressive home offering space, style & flexibility in equal measure. Early viewing is a must!







