

FLOOR PLAN

DIMENSIONS

Porch
2'11 x 4' (0.89m x 1.22m)

Entrance Hall

Breakfast Kitchen
11' x 10'01 (3.35m x 3.07m)

Lounge
15' x 11' (4.57m x 3.35m)

Conservatory
6' x 11'09 (1.83m x 3.58m)

Bedroom One
14'10 into robes x 10 (4.52m into robes x 3.05m)

Bedroom Two
9'11 x 11'03 (3.02m x 3.43m)

Bathroom
5'11 x 7'02 (1.80m x 2.18m)



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.

8 Buckfast Close, Wigston, LE18 2JU

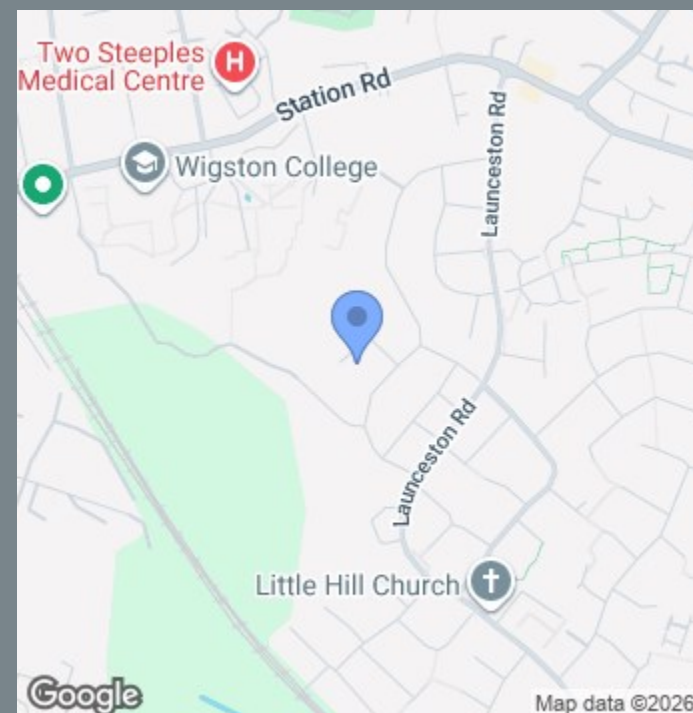
£212,500

OVERVIEW

- Semi Detached Bungalow
- Cul De Sac Location
- Entrance Hall
- Breakfast Kitchen
- Lounge & Conservatory
- Two Bedrooms
- Bathroom
- Driveway & Garage
- Low Maintenance Garden
- EER - D, Freehold, Tax Band -B

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

Nestled in a quiet and desirable cul-de-sac location, this delightful semi-detached bungalow is an excellent opportunity for downsizers, first-time buyers, or anyone seeking a peaceful lifestyle with the convenience of no onward chain. Upon arrival, you are greeted by a welcoming porch and entrance hall that set the tone for the rest of the home. The generous lounge is a warm and inviting space, ideal for relaxing or entertaining, and features a door that opens directly into the conservatory, offering an additional living area that seamlessly connects indoor and outdoor spaces. The heart of the home is the dining kitchen, thoughtfully designed with shaker-style wall and base units, worktops, a sink drainer with mixer tap, and plumbing for a washing machine. There is ample room for a dining table and chairs, making it a perfect space for casual meals or entertaining guests. The property offers two well-proportioned bedrooms, with bedroom one benefitting from inbuilt wardrobes, providing excellent storage without compromising space. A bathroom completes the internal accommodation, comprising of low level wc, wash hand basin and bath with shower over. Externally, the property continues to impress with a private driveway providing off-street parking, a detached garage offering further storage or workshop potential, and a low-maintenance garden—perfect for those looking to enjoy the outdoors without the upkeep. This attractive bungalow is situated in a quiet yet convenient setting, close to local amenities, transport links, and green spaces, making it a superb choice for those seeking a comfortable and practical home in a sought-after location. Early viewing is highly recommended.

