

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
18'5 x 5'09 (5.61m x 1.75m)

**Kitchen**  
18'5 x 7'04 (5.61m x 2.24m)

**Lounge Diner**  
19'08 x 22'06 max (5.99m x 6.86m max)

**Conservatory**  
11'04 x 8'05 (3.45m x 2.57m)

**Downstairs Cloakroom**  
6'03 x 2'07 (1.91m x 0.79m)

**Bedroom Four**  
18'05 x 7'09 (5.61m x 2.36m)

### Landing

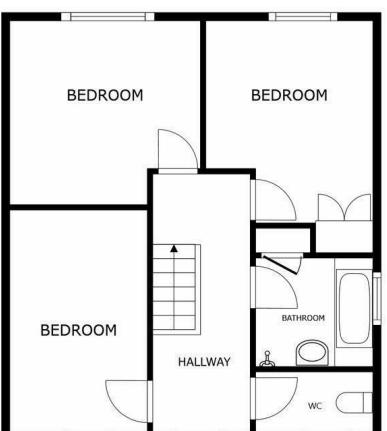
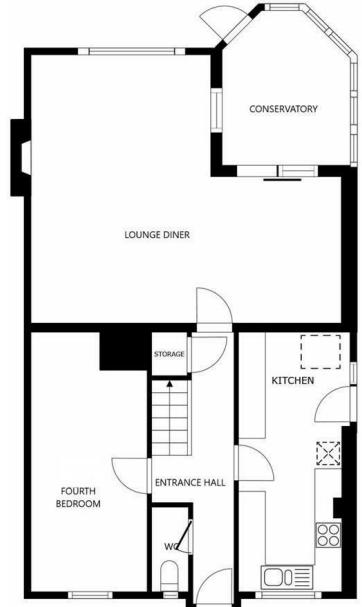
**Bedroom One**  
10'07 x 11'09 (3.23m x 3.58m)

**Bedroom Two**  
11'07 x 10'06 (3.53m x 3.20m)

**Bedroom Three**  
11'06 x 8'04 (3.51m x 2.54m)

**Bathroom**  
6'01 x 7'06 (1.85m x 2.29m)

**Separate WC**  
2'10 x 7'06 (0.86m x 2.29m)



**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/](http://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.

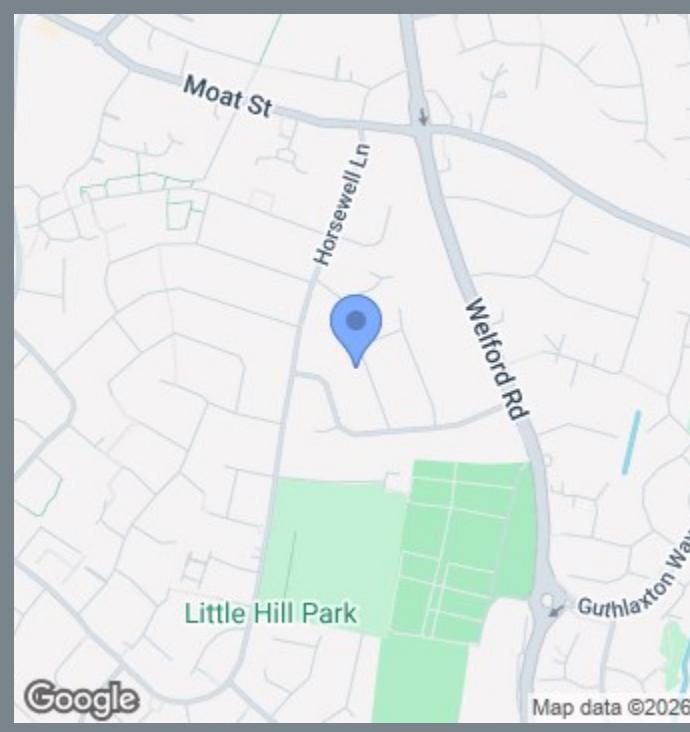
20 Halcroft Rise, Wigston, LE18 2HS  
Offers Over £290,000

## OVERVIEW

- Spacious Detached Family Home
- Great Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner & Conservatory
- Four Bedrooms With Fourth On Ground Floor
- Family Bathroom & Separate WC
- Driveway & Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council Tax Band - C

## 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

*Offered to the market with no onward chain, this extended detached family residence presents an exciting opportunity for buyers seeking a spacious home in a highly desirable and well-connected location. With generous living accommodation across two floors, this property is perfect for growing families or those looking to put their own stamp on a home. A welcoming entrance hall sets the tone for the rest of the home, leading to a well-proportioned kitchen fitted with a range of wall and base cabinets, providing ample storage and workspace. The light-filled lounge/diner is the heart of the home, boasting a feature fireplace, a large window offering views over the rear garden, and patio doors that open into a conservatory—ideal for entertaining or enjoying the garden all year round. The ground floor also benefits from a guest WC and a versatile fourth bedroom, which could also serve as a study, playroom, or guest room. Upstairs, a generous landing leads to three well-sized bedrooms, all offering excellent natural light. The family bathroom and a separate WC add to the convenience of the upstairs layout. Externally, the property enjoys a driveway providing off-street parking, a front garden, and a rear garden—a perfect space for children to play or for keen gardeners to enjoy.*

