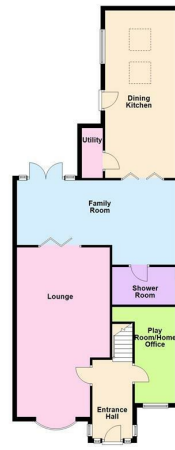


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
11'11 x 6'01 (3.63m x 1.85m)
- Lounge**
27'08 x 14'02 (8.43m x 4.32m)
- Family Room**
12'09 x 24'08 (3.89m x 7.52m)
- Dining Kitchen**
25'09 x 10'01 (7.85m x 3.07m)
- Play Room/Home Office**
14'10 x 6'03 (4.52m x 1.91m)
- Downstairs Shower Room**
5'08 x 9'10 (1.73m x 3.00m)
- Landing**
- Bedroom One**
13' x 11' (3.96m x 3.35m)
- Bedroom Two**
13'07 x 9'03 (4.14m x 2.82m)
- Bedroom Three**
9'06 x 13'10 (2.90m x 4.22m)
- Bedroom Four**
14'11 x 6'02 (4.55m x 1.88m)
- Bedroom Five**
7'07 x 8'07 (2.31m x 2.62m)
- Shower Room**
5'10 x 10' (1.78m x 3.05m)
- Loft Space**
8'07 x 17'11 (2.62m x 5.46m)
- Bathroom In Loft**
10'02 x 6'07 (3.10m x 2.01m)
- Summer House**
15'01 x 20'03 (4.60m x 6.17m)



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.

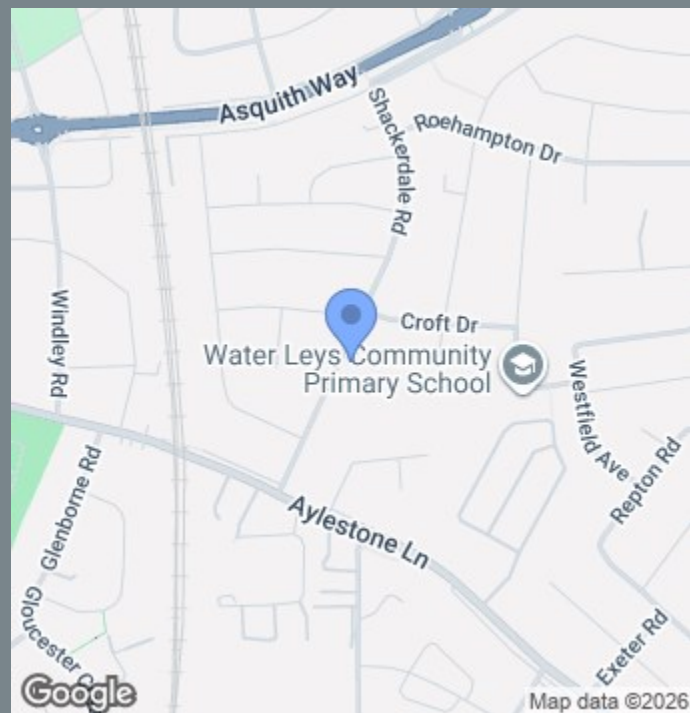
43 Shackerdale Road, Wigston, Leicestershire, LE18 1BQ
Offers In Excess Of £400,000

OVERVIEW

- Extended, Spacious Family Home
- Fabulous Location & No Onward Chain
- Hallway, Lounge, Dining Kitchen
- Family Room & Home Office
- Downstairs Shower Room
- Five Bedrooms & Shower Room
- Loft Space With Bathroom
- Driveway, Garden & Potential Summer House
- Viewing Is Essential To Appreciate
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

Shackerdale Road is situated within a well-established residential area of Leicester, offering a convenient and community-focused setting. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with easy access to Leicester city centre for a wider selection of retail, dining and leisure options. Families are well served by a choice of primary and secondary schools within close proximity, making it a practical location for those with children. Residents also enjoy access to nearby parks and green spaces, ideal for walking, outdoor activities and relaxation. Shackerdale Road is well positioned for travel, with regular bus services, Leicester & Wigston railway station within easy reach, and convenient access to major road routes including the A6 and A563 ring road, providing excellent connectivity for commuters. Overall, the area offers a balanced combination of convenience, connectivity and a welcoming neighbourhood atmosphere.



THE INSIDE STORY

*****COMING SOON*****

Situated in a great location, this substantial & extended family home offers an impressive amount of living space throughout and is offered to the market with no onward chain, making it an ideal choice for those seeking a larger home with a straightforward move. From the moment you step inside, the sense of space is immediately apparent. The welcoming hallway leads through to a generous lounge, perfect for relaxing, which in turn opens via bi-fold doors into a superb family room. This wonderful space is further enhanced by a skylight, allowing natural light to pour in, and along with French doors opening onto the garden, creates a bright & airy environment—ideal for entertaining or enjoying time with family. The dining kitchen is a real centrepiece of the home, also benefitting from skylights that flood the room with light. Offering ample space for cooking, dining & socialising, it easily accommodates a busy household, with direct access to the garden further adding to its appeal.

The ground floor also benefits from a shower room and an additional versatile reception room, ideal as a home office, playroom, snug or even a guest space. Upstairs, the property continues to impress with five well-proportioned bedrooms, providing exceptional flexibility for growing families or those needing multiple work-from-home spaces. A further shower room serves this floor, while the loft has been thoughtfully converted to create an additional room & bathroom, accessed from bedroom one—forming a private suite or peaceful retreat. Externally, the property offers a driveway to the front, while the rear garden provides a generous outdoor space, perfect for families and entertaining. A summer house is already in place and offers excellent potential, requiring some updating to restore it to its full use—ideal as a future home office, studio or relaxation space.