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**

Entrance Hall

**Lounge Diner** 20'01 x 11'03 max (6.12m x 3.43m max)

**Breakfast Kitchen** 15'02 x 9'01 max (4.62m x 2.77m max)

### Landing

**Bedroom One** 10' x 18'04 (3.05m x 5.59m)

**Bedroom Two** 10'03 *x* 12'10 (3.12m *x* 3.91m)

**Bathroom** 7' x 8'04 (2.13m x 2.54m)

# Ground Floor Approx. 0.0 sq. metres (0.0 sq. feet) Breakfast Kitchen Lounge/Diner

Total area: approx. 0.0 sq. metres (0.0 sq. feet)





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 Leteester Roda, wigston, Leteester, LEIS INK
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?

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.

MONET 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 be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

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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 rel
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.

59 Rolleston Road, Wigston, LE18 2EQ

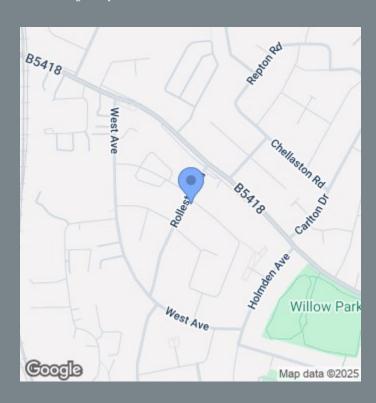
Offers In Excess Of £240,000

## **OVERVIEW**

- Stunning Home On Corner Plot
- · Great Location
- · Lounge Diner
- · Breakfast Kitchen
- · Two Double Bedrooms
- · Beautiful Bathroom
- · Fabulous Well Maintained Garden
- · Viewing Is A Must
- · EER Rating tbc, Freehold
- · Council Tax Band A

## LOCATION LOCATION....

Rolleston Road is a sought-after residential area offering a welcoming community feel and excellent local amenities. The neighbourhood is particularly popular with families, thanks to a wide selection of well-regarded primary schools—such as Glenmere, Little Hill, and The Meadow Community—and access to secondary education at Wigston Academy and Wigston College. Transport links are strong, with regular bus services to Leicester city centre and easy access to major road routes, making commuting straightforward. The area also benefits from a variety of nearby shops, including supermarkets, local convenience stores, pubs, salons, and independent traders along Leicester Road, providing everything needed for day-to-day living. With a blend of suburban peace, community spirit, and practical convenience, Rolleston Road is a great place to call home.











## THE INSIDE STORY

Occupying a generous corner plot in a peaceful and sought-after location, this stunning home effortlessly combines style, comfort, and practicality. From the moment you step into the welcoming entrance hall, you'll feel the warmth and elegance that runs throughout the property. The heart of the home is the spacious lounge-diner, bathed in natural light from a front-facing window and French doors that open onto the garden—creating a perfect flow for entertaining, relaxing, or enjoying family meals. The beautifully appointed breakfast kitchen features classic Shaker-style wall and base units, complemented by wood-effect work surfaces and a breakfast bar ideal for casual dining or morning coffee. A convenient door opens directly into the garden, enhancing the connection between indoor and outdoor living. Upstairs, the home boasts two generously sized bedrooms, both immaculately finished with a calming, stylish décor that invites rest and retreat. The luxurious bathroom is a standout feature, offering a spa-like experience with a freestanding bath, a walk-in shower cubicle, modern WC, and a sleek wash hand basin. Outside, the meticulously maintained wrap-around garden is a true haven—lovingly landscaped by the current owner with vibrant flower beds, mature shrubs, lush lawn, and thoughtfully designed seating areas that offer both sun and shade. A charming patio and a secluded 'secret' seating spot at the top of the garden provide perfect spaces for relaxing or entertaining throughout the seasons. This exceptional home truly offers the best of modern living in a setting that feels both private and picturesque.







