13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

FLOOR PLAN

DIMENSIONS

Porch 2'06 x 5'11 (0.76m x 1.80m)

Entrance Hall

Lounge 14'09 x 11'06 (4.50m x 3.51m)

Kitchen 9' x 9'09 (2.74m x 2.97m)

Dining Room 9' x 8'08 (2.74m x 2.64m)

Conservatory 7'05 x 7'06 (2.26m x 2.29m)

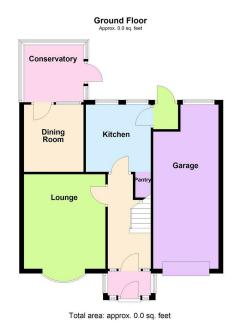
Landing

Bedroom One 15'1 x 11'06 (4.60m x 3.51m)

Bedroom Two 8'11 x 9'03 (2.72m x 2.82m)

Bedroom Three 6'10 x 5'11 (2.08m x 1.80m)

Shower Room 5'10 x 8'04 (1.78m x 2.54m)







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

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

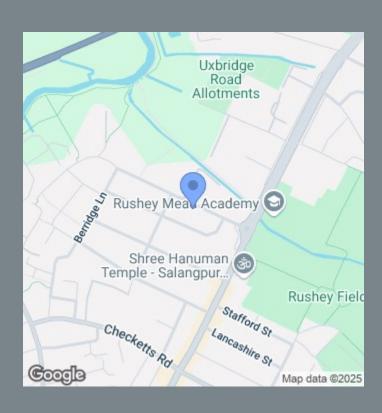
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be rel on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

OVERVIEW

- · Beautifully Presented Family Home
- · Fabulous Location
- · No Onward Chain
- Porch & Entrance Hall
- · Lounge & Dining Room
- · Kitchen & Conservatory
- · Three Bedrooms & Modern Shower Room
- · Gated Driveway & Garage
- · Low Maintenance Garden
- EER D , Freehold, Tax Band B

LOCATION LOCATION....

The property is nestled in the heart of the vibrant and bustling area of Belgrave and is extremely convenient for an array of shops, cafes and places of worship and there is excellent public transport access to the city centre.











THE INSIDE STORY

Nestled in a sought-after location, this charming bay-fronted semi-detached home offers the perfect blend of character and convenience, with the added bonus of no onward chain. From the moment you step into the welcoming porch and entrance hall, the home exudes a warm and inviting atmosphere. The lounge is bathed in natural light from a classic bay window and features a striking fireplace, creating a cosy focal point. The kitchen boasts stylish white shaker-style cabinetry, sleek contrasting work surfaces, an eye-level double oven, hob with extractor, and a walk-in pantry—ideal for any home cook. Adjacent, the dining room flows seamlessly into a bright conservatory, offering views over the low-maintenance garden, perfect for relaxing or entertaining. Upstairs, the landing leads to three generously sized bedrooms, with the two largest benefiting from fitted wardrobes, and a beautifully finished modern shower room. Outside, a gated driveway provides secure off-street parking and access to the garage, rounding off this delightful family home.







