

13 Leicester Road, Wigston, Leicester, LE18 1NR
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www.nestegg-properties.co.uk



FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
15'09 x 10'06 (4.80m x 3.20m)

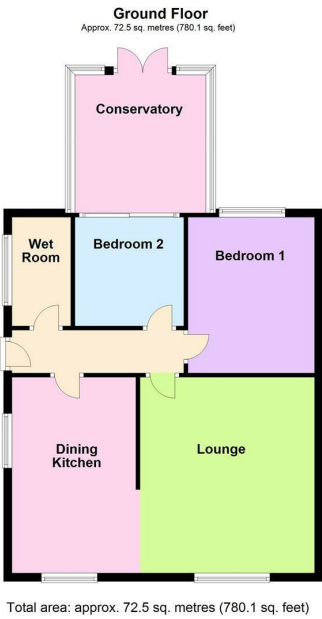
Dining Kitchen
15'09 x 9' (4.80m x 2.74m)

Conservatory
10'09 x 10'03 (3.28m x 3.12m)

Bedroom One
12'01 x 9'11 (3.68m x 3.02m)

Bedroom Two
8'08 x 8'07 (2.64m x 2.62m)

Shower Room
8'07 x 4'04 (2.62m x 1.32m)



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.

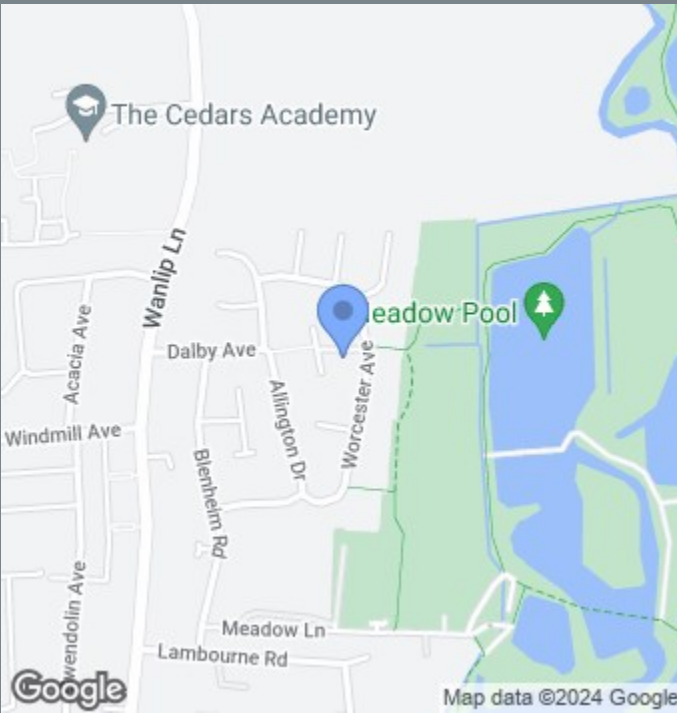
6 Newton Drive, Birstall, LE4 4GW
£265,000

OVERVIEW

- Well Presented Bungalow
- Cul De Sac & Village Location
- Entrance Hall
- Lounge & Dining Kitchen
- Conservatory
- Two Double Bedrooms & Shower Room
- Driveway, Garage & Landscaped Garden
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Birstall is situated just outside Leicester on the A6 & is convenient for ease of access to the City centre, as well as Loughborough & Melton Mowbray plus the East Midlands International Airport. With the adjoining Charnwood Forest for scenic country walks & golf courses & the A46 Western By-Pass which links Birstall to Junction 21 of the M1\M69 motorway network. With the Fosse Park & Meridian shopping centres close by, Birstall itself also offers a fine range of amenities including shopping, schooling & other amenities plus bus routes.



THE INSIDE STORY

Welcome to this enchanting bungalow, a true gem nestled on a peaceful cul-de-sac in the highly coveted village of Birstall. As you step into this beautiful residence, you are welcomed by an inviting entrance hall that sets the tone for the warmth & charm that awaits within. The heart of the home is a spacious open-plan lounge, adorned with a cosy fireplace that creates a focal point for relaxation & comfort. The lounge seamlessly flows into a dining area, creating a perfect space for entertaining & enjoying meals with loved ones. Large windows bathe the room in natural light, creating a bright & airy atmosphere that enhances the sense of space. The kitchen is a chef's delight, thoughtfully designed with modern amenities & ample storage, providing both functionality & style. There is an eye level double oven, sink drainer with mixer tap, plumbing for a washing machine & space for a fridge freezer. This delightful bungalow features two bedrooms, each offering a tranquil retreat for rest & relaxation. The rooms are well-appointed, providing a serene escape at the end of the day. One of the highlights of this home is the charming conservatory, a versatile space that can be enjoyed year-round. Whether used as a sunny reading nook, a sun lounge or a vibrant indoor garden, the conservatory adds an extra layer of character to this already delightful abode. Step outside, and you'll find a meticulously landscaped garden, a private oasis that invites you to unwind & enjoy the beauty of nature. Perfect for al fresco dining, gardening, or simply basking in the tranquility of your surroundings, the garden is an extension of the living space. For convenience this property boasts a driveway & garage, providing ample parking & storage space. With its thoughtful design, landscaped garden & sought-after location, this residence is not just a house but a place to call home.

