

## FLOOR PLAN

### DIMENSIONS

**Porch**  
 2'3 x 6'11 (0.69m x 2.11m)

**Entrance Hall**

**Lounge Diner**  
 11'1 x 14'4 (3.38m x 4.37m)

**Conservatory**  
 11'3 x 10'9 (3.43m x 3.28m)

**Kitchen**  
 15'1 x 7'7 (4.60m x 2.31m)

**Home Office**  
 10' x 7'7 (3.05m x 2.31m)

**Downstairs Cloakroom**  
 5'4 x 2'3 (1.63m x 0.69m)

**Landing**

**Bedroom One**  
 12'10 x 11'11 (3.91m x 3.63m)

**En Suite**  
 8'10 x 7'5 (2.67m x 2.26m)

**Bedroom Two**  
 10'8 x 9'2 (3.25m x 2.79m)

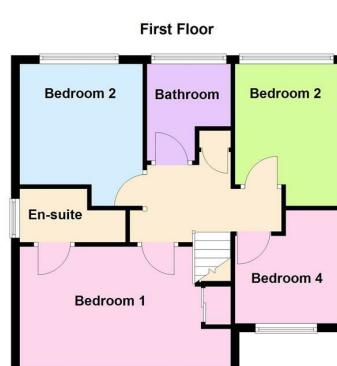
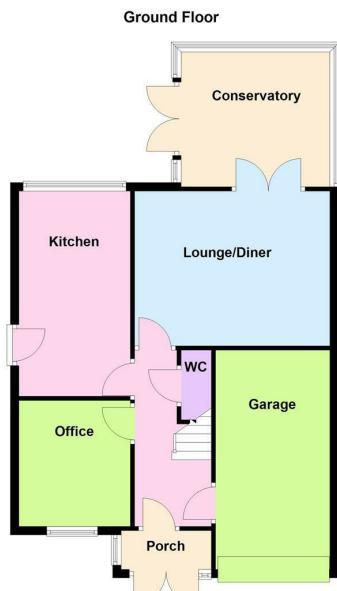
**Bedroom Three**  
 10'11 x 7' (3.33m x 2.13m)

**Bedroom Four**  
 8'10 x 7'9 (2.69m x 2.36m)

**Family Bathroom**  
 7'1 x 6'5 (2.16m x 1.96m)

**Garden Room**

**Garage**



**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/

**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.

28 Pochins Bridge Road, Wigston, LE18 4NR

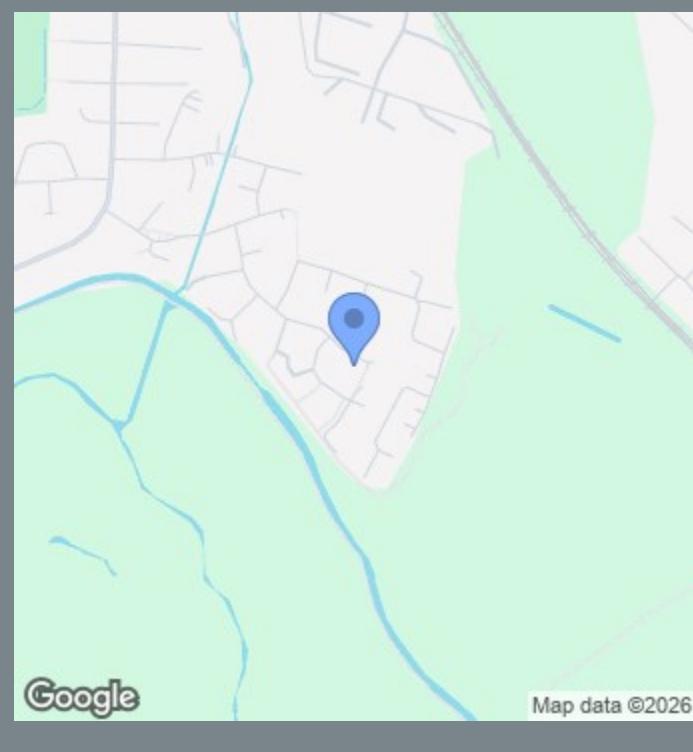
Offers In Excess Of £350,000

# OVERVIEW

- Detached Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Conservatory
- Kitchen & Home Office
- Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Bathroom
- Driveway Garage & Garden
- EER - C, Freehold, Tax Band - D

## LOCATION LOCATION....

Pochins Bridge Road in Wigston offers a peaceful residential setting with all the convenience and community spirit the area is known for. Families are well served by excellent nearby schools including Little Hill Primary, Glenmere Primary, All Saints and Wigston Academy, with Wigston College close by for post-16 education. Greenery is never far away, with local parks and open spaces ideal for walks, playtime or simply enjoying the outdoors, while the scenic canal and countryside paths around the area add to the appeal. Everyday amenities are easy to reach, with Wigston town centre offering supermarkets, cafés, shops and essential services, and the ever-popular Fosse Park retail destination just a short drive away for wider shopping and dining options. Transport links are strong, with regular bus routes into Leicester city centre, good access to the ring road and the M1/M69, and South Wigston train station providing convenient rail connections.



## THE INSIDE STORY

This delightful detached family home is set in a lovely location, offering generous living space & wonderful versatility throughout. A welcoming porch leads into the entrance hall, setting the tone for the warmth & practicality that flows through the property. The spacious lounge diner is a fantastic central hub for family life, with plenty of room for both relaxing & entertaining. Doors open into the conservatory, creating a bright, airy extension to the living space—perfect for enjoying views of the garden, unwinding with a book or using as an additional dining or play area. The well-planned kitchen provides ample workspace for cooking & everyday living, while the separate home office offers an ideal spot for remote working, studying or even a cosy hobby room. A downstairs cloakroom adds convenience for busy households. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of flexibility for family, guests or dedicated workspace. The primary bedroom benefits from its own en suite, providing a peaceful retreat at the end of the day, while the family bathroom serves the remaining bedrooms with ease. Outside, the property continues to impress with a private driveway & garage ensuring ample parking & storage. The low-maintenance rear garden offers a relaxing outdoor space for entertaining, dining or simply enjoying the fresh air. A fantastic bonus is the garden room, which can be utilised in a variety of ways—whether as a home office, gym, studio, games room or peaceful hideaway, it's a space ready to adapt to your lifestyle.

