

## FLOOR PLAN

### DIMENSIONS

**Porch**  
2'09 x 2'10 (0.84m x 0.86m)

**Entrance Hall**

**Lounge**  
13'11 x 12'01 (4.24m x 3.68m)

**Breakfast Kitchen**  
9'09 x 8'10 (2.97m x 2.69m)

**Bedroom One**  
12'04 x 11'11 (3.76m x 3.63m)

**Bedroom Two**  
12'10 x 8'11 (3.91m x 2.72m)

**Bathroom**  
7'08 x 5'11 (2.34m x 1.80m)



**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](mailto: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.

26 Seaton Road, Wigston, LE18 2BY

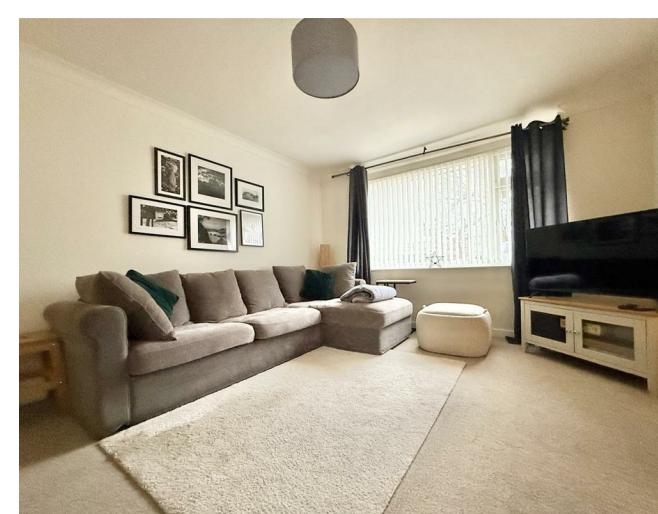
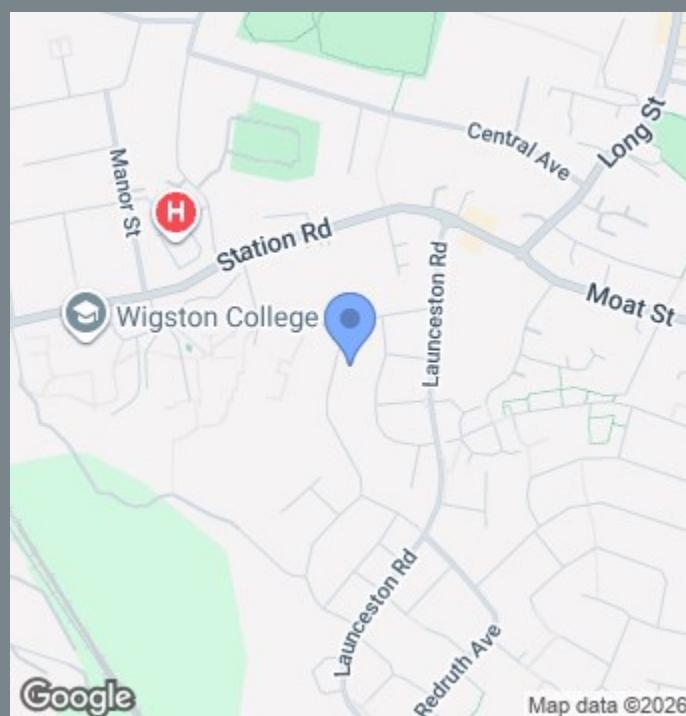
Offers In Excess Of £240,000

## OVERVIEW

- Lovely Semi Detached Bungalow
- No Onward Chain
- Fabulous Location
- Porch & Entrance Hallway
- Lounge & Breakfast Kitchen
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Rear Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - B

## LOCATION LOCATION....

Seaton Road is located within the popular Little Hill area of Wigston, a well-established residential neighbourhood known for its strong community feel and family-friendly atmosphere. The area benefits from a good range of nearby shops, supermarkets and everyday amenities, with Wigston town centre easily accessible for additional retail and leisure options. Families are well catered for with a selection of well-regarded primary and secondary schools close by. Residents enjoy access to several parks and green spaces, including Little Hill Park, offering ideal opportunities for walking, outdoor play and relaxation. Seaton Road is well positioned for travel, with regular bus services, Wigston railway station providing direct links to Leicester and beyond, and convenient access to major road routes such as the A6 and M1, making it an excellent location for commuters.



## THE INSIDE STORY

*This beautiful bungalow, offered with no onward chain & set in a fabulous location, provides well-balanced, thoughtfully arranged accommodation ideal for those seeking comfort, convenience & easy living on one level.*

*The property is entered via a porch, perfect for coats & shoes, which leads into a welcoming entrance hall giving access to all main rooms. The lounge is a particularly inviting space, tastefully decorated & enjoying dual-aspect windows that flood the room with natural light throughout the day. This room offers ample space for comfortable seating, making it ideal for relaxing, entertaining or simply enjoying the outlook. The breakfast kitchen is both practical & charming, fitted with cream shaker-style units complemented by warm wood-effect work surfaces. An integrated fridge freezer keeps the space streamlined, while there is room for a small table & chairs, creating a pleasant spot for informal dining or morning coffee. There are two bedrooms, both well proportioned & beautifully presented. Bedroom one benefits from fitted wardrobes, providing excellent storage, while the second bedroom offers flexibility as a guest room, home office or hobby space. The bathroom is fitted with a clean white three-piece suite comprising a wash hand basin, bath with shower over & low-level WC, offering comfort & practicality. Externally, the property enjoys a driveway leading to a detached garage, providing off-road parking & additional storage. The garden is a lovely outdoor retreat, featuring a lawn & a raised patio area, perfect for outdoor seating, relaxing or entertaining.*

