

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

13' x 11'9 (3.96m x 3.58m)

Dining Kitchen

9'10 x 15' (3.00m x 4.57m)

Downstairs Cloakroom

Landing

Bedroom One

11'8 x 11'7 (3.56m x 3.53m)

En Suite

6'3 x 5'7 (1.91m x 1.70m)

Bedroom Two

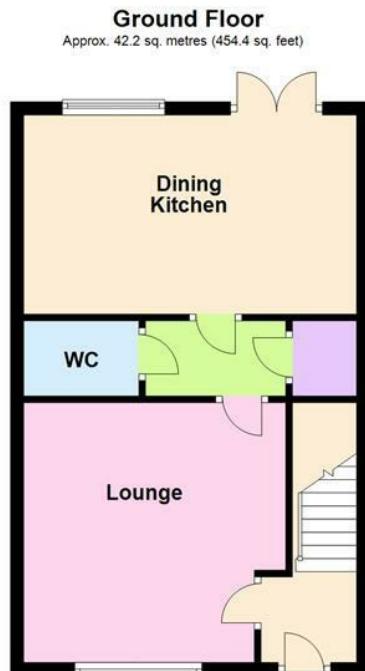
9'7 x 8'9 (2.92m x 2.67m)

Bedroom Three

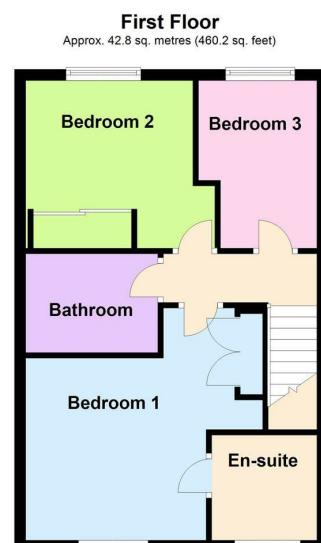
9'7 x 6'10 (2.92m x 2.08m)

Family Bathroom

5'2 x 5'6 (1.57m x 1.68m)



Total area: approx. 85.0 sq. metres (914.7 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 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.

9 Primrose Wray Road, Wigston, LE18 3AN

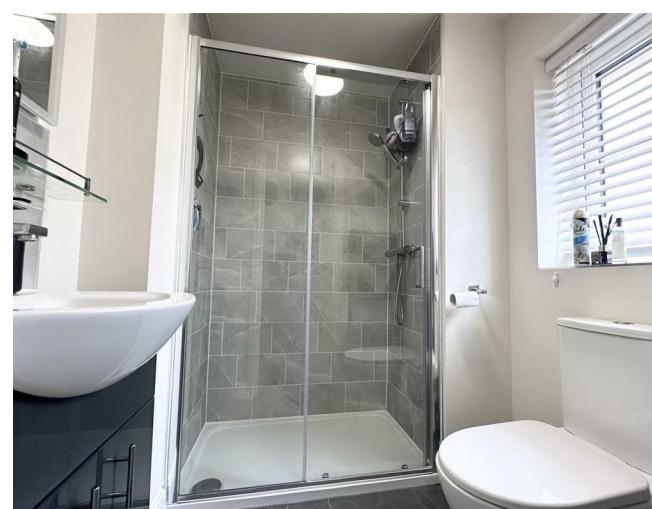
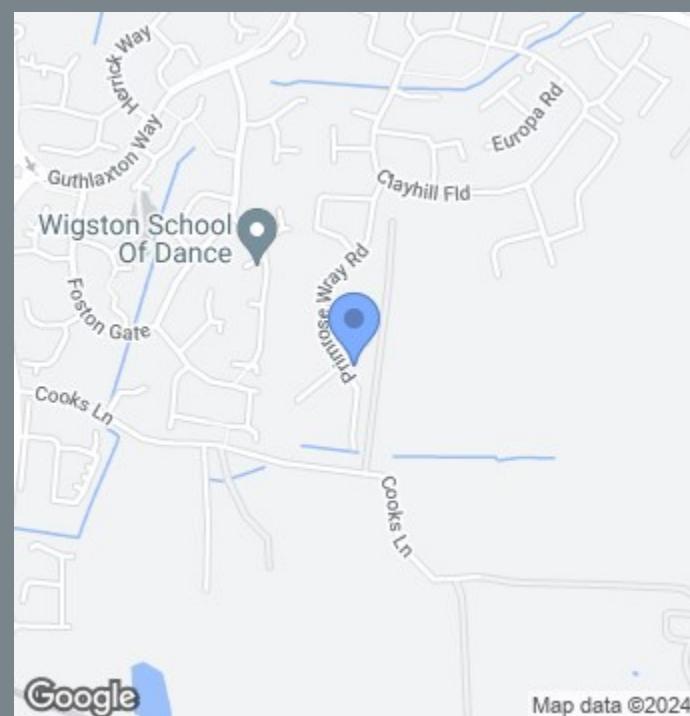
Offers In Excess Of £270,000

OVERVIEW

- Stunning Family Home
- Modern Development
- Entrance Hall & Downstair Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom & En Suite
- Driveway & Enclosed Rear Garden
- Viewing Essential
- EER Rating - B, Freehold
- Council Tax Band - C

LOCATION LOCATION....

nestled in between the Village of Wigston and the beautiful country roads which give out some spectacular views onto surrounding fields and woodland. The village's supermarkets include Sainsbury's, Aldi and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna. The beautiful countryside village of Wistow is only a short walk across the fields and through the country lanes or a short car journey away and is popular for many all year round with its cute and cosy cafe, farm park and gardening centre and in the summer months attracts many to its corn field maze and stunning rivers perfect for taking the little ones to feed the ducks.



THE INSIDE STORY

With a guide price of £280,000 This stunning home, boasting 8 years NHBC warranty remaining, is nestled within a modern development that has been enhanced with upgrades by the current owners, elevating its appeal and functionality. From the moment you step into the welcoming entrance hall, it's evident that this residence has been meticulously cared for and thoughtfully designed to suit modern living.

The lounge offers a comfortable retreat, perfect for relaxation or entertaining guests, while the dining kitchen is a culinary haven equipped with integrated gas hob, built-in electric oven, fridge/freezer, dishwasher, and washing machine/dryer. The French doors in the dining area open into the garden, seamlessly merging indoor and outdoor living spaces for a harmonious lifestyle.

A convenient downstairs cloakroom adds practicality to the home, catering to the needs of residents and guests alike. Upstairs, three bedrooms await, with bedrooms one and two having fitted wardrobes. The primary bedroom has an en suite for added luxury and privacy, complemented by a stylish family bathroom designed for comfort and convenience.

Outside, the property features a driveway to the front, providing ample parking space for vehicles, and an enclosed garden at the rear that offers a private sanctuary for outdoor activities and relaxation. Whether you're enjoying a morning coffee or hosting summer gatherings, this garden space is perfect for creating lasting memories and enjoying the fresh air.

