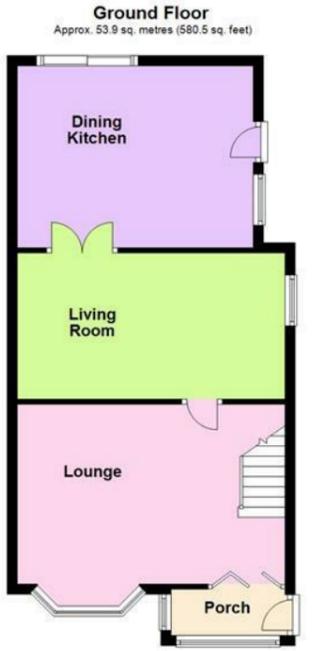


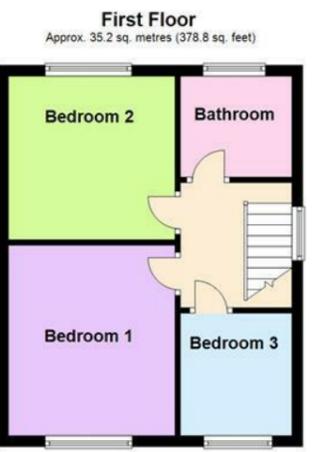
# FLOOR PLAN

## DIMENSIONS

- Porch**  
2'11 x 7'05 (0.89m x 2.26m)
- Lounge**  
13'02 x 16'11 (4.01m x 5.16m)
- Living Room**  
9'02 x 17'03 (2.79m x 5.26m)
- Dining Kitchen**  
11'07 x 13'03 (3.53m x 4.04m)
- Landing**
- Bedroom One**  
11'06 x 9'06 (3.51m x 2.90m)
- Bedroom Two**  
9'02 x 9'06 (2.79m x 2.90m)
- Bedroom Three**  
5'11 x 7'02 (1.80m x 2.18m)
- Bathroom**  
6'02 x 6'11 (1.88m x 2.11m)



Total area: approx. 89.1 sq. metres (959.3 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.

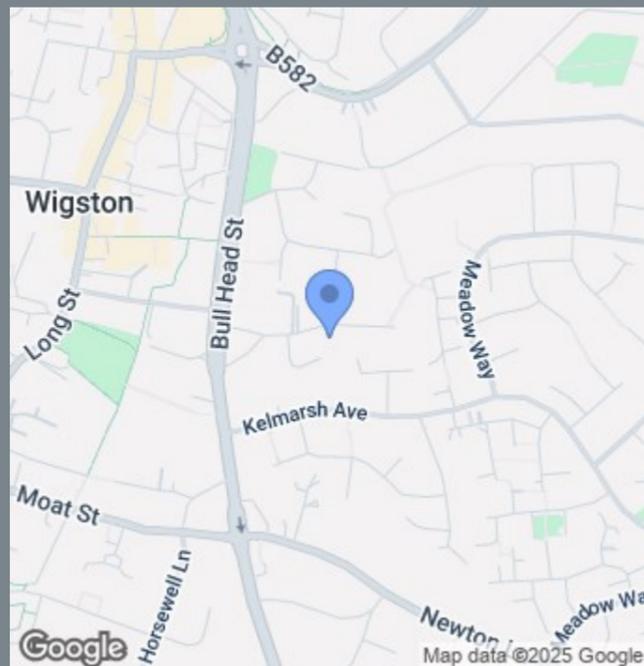
29 Spa Lane, Wigston, Leicestershire, LE18 3QD  
Offers Over £210,000

## OVERVIEW

- Spacious Family Home
- Sought After Location
- Porch & Lounge
- Living Room & Dining Kitchen
- Three Bedrooms & Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- No Onward Chain
- EER Rating - E, Freehold
- Council tax Band - B

## LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's 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 along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



## THE INSIDE STORY

Welcome to this family home nestled in a popular village location. This delightful residence is being offered with no onward chain and holds endless potential for those with a vision and a passion for turning dreams into reality. The house welcomes you with a classic porch that leads into the spacious lounge that has witnessed countless family gatherings and cosy evenings by the fireplace. The living room, adjacent to the lounge, awaits rejuvenation with the potential to be a versatile space for various activities. The dining kitchen, the heart of the home, is ready to be transformed into a culinary haven where family and friends can come together over delicious meals. Ascend the stairs to discover three bedrooms, each holding the promise of becoming a comfortable retreat. The potential in these rooms allows for customisation to suit the unique preferences and needs of each family member. With a little creativity and effort, these spaces can be transformed into beautiful sanctuaries. The bathroom, provides a clean slate for those eager to design a modern and functional space. With the right updates, this room can become a spa-like oasis for relaxation and rejuvenation. The driveway leads to a convenient garage, providing storage. The enclosed garden offers a canvas for landscaping enthusiasts to create a private and tranquil outdoor space. Embrace the challenge and let your imagination run wild as you embark on a journey to revive this house, bring your creativity, enthusiasm and a willingness to invest in the future and watch as this house transforms into the home of your dreams.

