13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

nestegg

FLOOR PLAN

DIMENSIONS

Porch 2'09 x 5'01 (0.84m x 1.55m)

Lounge Diner 15'09 x 12'04 (4.80m x 3.76m)

Kitchen 7'01 x 12'04 (2.16m x 3.76m)

Upstairs Landing 2'10 x 4'11 (0.86m x 1.50m)

Bedroom One 8'05 x 12'04 (2.57m x 3.76m)

Bedroom Two 7'05 x 12'04 (2.26m x 3.76m)

Shower Room 7 x 4'05 (2.13m x 1.35m)

Utility in Garage 6'01 x 8'06 (1.85m x 2.59m)

Garage /Storage Room 11'05 x 8'07 (3.48m x 2.62m)

Ground Floor Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 57.6 sq. metres (620.3 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 INR
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-properti
EDEC PROPERTY VALUATIONS cooling to cally Need a valuation?

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 not delay in correspondent.

be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

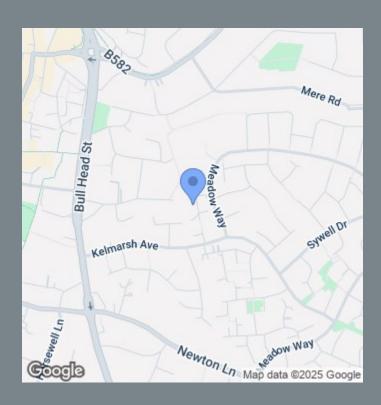
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reli

OVERVIEW

- · Two Double Bedrooms
- · Modern Shower Room
- · Renovated Throughout
- · House Re-Wired
- · Utility Area In Garage
- · Landscaped Garden
- · No Onward Chain
- · EPC Rating D
- · Freehold Property
- · Council Tax Band B

LOCATION LOCATION....

Acorn Way, Wigston is located in a quiet, well-established residential area within the Wigston Meadows Estate, just south of Leicester. The neighbourhood offers easy access to local shops, schools, and public transport, making it convenient for families and commuters alike. With nearby green spaces and a friendly, community-focused atmosphere, it's a popular spot for both young professionals and retirees.











THE INSIDE STORY

Welcome to this stunning, fully renovated home on the desirable Acorn Way in Wigston. Finished to an exceptional standard throughout, this property is ready for immediate occupation and ideal for buyers seeking stylish, modern living.

The property has undergone a complete refurbishment, including full re-wiring, new central heating, and brand-new double-glazed windows. Every detail has been thoughtfully upgraded to create a bright, contemporary living space.

The accommodation comprises two spacious double bedrooms and a sleek, modern shower room upstairs. Downstairs features an entrance porch, a generous open-plan lounge/diner, and a modern kitchen fitted with integrated appliances. Part of the original garage has been converted into a practical utility room, while still retaining the garage door and ample storage space.

Outside, the rear garden is impressively sized and has been recently landscaped, providing an ideal space for relaxation and entertaining. The driveway to the front offers off-road parking.

Set in a quiet, well-established residential area with convenient access to local amenities, schools, and transport links, this is a property not to be missed.







