

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge

12'10 x 12'2 (3.91m x 3.71m)

Kitchen

9'10 x 9'2 (3.00m x 2.79m)

Conservatory

9'10 x 26'3 (3.00m x 8.00m)

Bedroom One

12'6 x 12'2 (3.81m x 3.71m)

Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

Bathroom



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.

33 Welford Road, Wigston, LE18 3SP

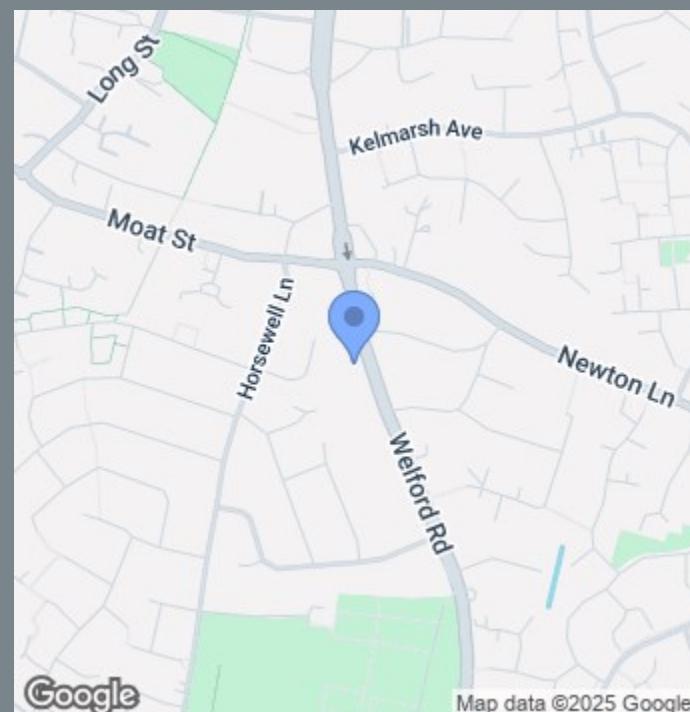
Offers In Excess Of £280,000

OVERVIEW

- Beautiful Detached Bungalow
- Fabulous Location & No Onward Chain
- Porch & Entrance Hall
- Fitted Kitchen & Lounge
- Spacious Conservatory
- Two Double Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council Tax Band -

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, 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 along with Wigston Academy Secondary School and The South Leicestershire College which is 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

Situated on a highly coveted road, this delightful detached bungalow is offered for sale with no onward chain, making it an excellent opportunity for those seeking a peaceful yet well-connected home. The property boasts a welcoming porch leading into the entrance hall, setting the stage for the well-designed and generously proportioned interior. The fitted kitchen provides ample storage and workspace, offering practicality alongside functionality. At the front of the home, the inviting lounge is enhanced by a charming bay window that fills the room with natural light, while an open fire adds warmth and character, creating a perfect space to unwind. A standout feature of the property is the spacious conservatory, with the flexibility to suit your own needs. It is currently used as a dining room and sitting area and offers a bright and airy space that seamlessly connects indoor and outdoor living, with lovely views over the rear garden. The bungalow offers two well-sized double bedrooms, both providing comfortable and flexible accommodation, while the bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally, the property is just as appealing, with a paved driveway to the front, providing ample off-road parking. The rear garden is a true highlight and feature's a vegetable plot for those with green fingers, a potting shed for gardening enthusiasts, and a peaceful seating area, ideal for enjoying the tranquility of the surroundings. Combining charm, space, and a sought-after location, this wonderful bungalow is perfect for those looking to downsize or enjoy single-level living in a desirable setting.

