

## FLOOR PLAN

### DIMENSIONS

**Lounge**  
 15'10 x 14'3 max (4.83m x 4.34m max)

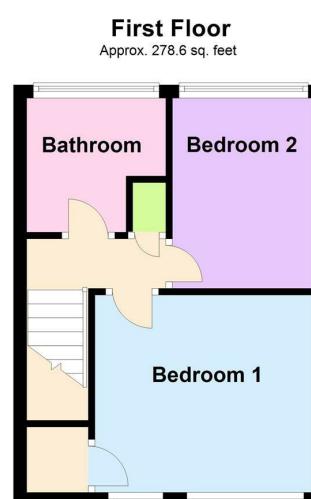
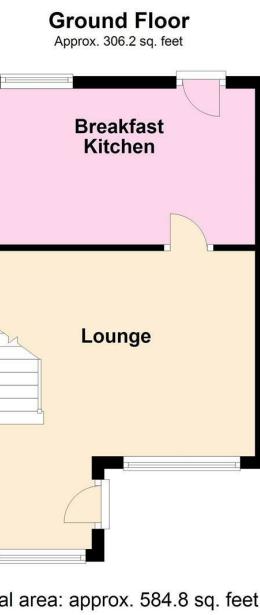
**Breakfast Kitchen**  
 8'4 x 14'3 (2.54m x 4.34m)

**Landing**

**Bedroom One**  
 9'9 x 10'11 (2.97m x 3.33m)

**Bedroom Two**  
 9'5 x 7'1 (2.87m x 2.16m)

**Bathroom**  
 6'8 x 6'11 max (2.03m x 2.11m max)



**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?

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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.

42 Taylors Bridge Road, South Wigston, LE18 4NL

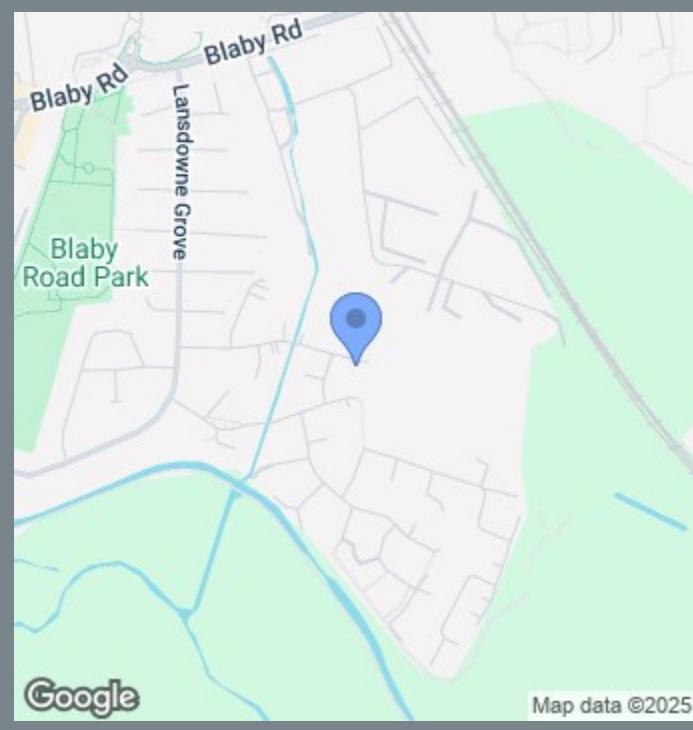
£200,000

# OVERVIEW

- Lovely Semi Detached Home
- One Owner From New
- Cul De Sac Location & No Chain
- Lounge & Breakfast Kitchen
- Two Bedrooms
- Modern Bathroom
- Driveway & Garden
- Viewing Is Advised
- EER Rating - E
- Council Tax Band - B

## LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



## THE INSIDE STORY

Nestled in the serene embrace of a charming cul-de-sac, this delightful semi-detached home is a true gem, having been lovingly cared for by its original owner since its inception. With no onward chain, this property offers a seamless transition for its next fortunate owner. Step inside to discover a welcoming lounge, bathed in natural light from a front-facing window, creating a cosy ambiance perfect for relaxation. The heart of the home is the breakfast kitchen, a culinary haven equipped with an array of wall and base cabinets, a convenient sink with a mixer tap, and plumbing for a washing machine. There's ample space for a fridge freezer and a charming breakfast bar, ideal for casual dining or enjoying a morning coffee. Upstairs, a well-appointed landing leads to two good sized bedrooms, each offering a peaceful retreat. The modern bathroom is a sanctuary of relaxation, featuring sleek fixtures and finishes. Outside, a driveway provides off-street parking, while the enclosed garden, complete with a patio, offers a private oasis for outdoor enjoyment. This home is a perfect blend of comfort, convenience, and charm, making it an ideal haven for those seeking a place to call their own.

