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

# nestegg properties

## FLOOR PLAN

## **DIMENSIONS**

Entrance Hall

**Lounge** 12'10 x 14'04 max (3.91m x 4.37m max)

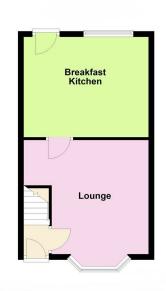
**Breakfast Kitchen** 11'01 x 11'04 (3.38m x 3.45m)

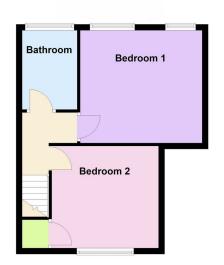
Landing

**Bedroom One** 11'02 x 13' (3.40m x 3.96m)

**Bedroom Two** 11'04 x 11'05 (3.45m x 3.48m)

**Bathroom** 8'01 x 5'11 (2.46m x 1.80m)







\*IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

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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 has no delay in gareeing a rele

be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.

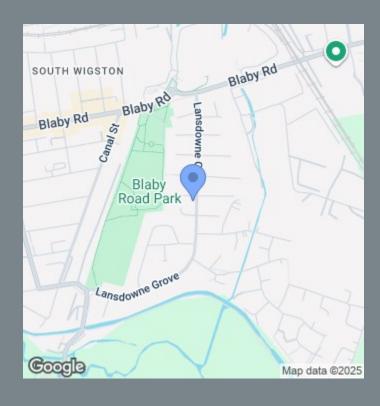
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reliance on The fittings appliances may not be included and must be pengitated within the terms of the sale Internal photographs are for general viewing and may differ slightly from the current

#### **OVERVIEW**

- · Ideal For First Time Buyers
- · Chain Free & Great Location
- · Entrance Hall
- · Lounge & Breakfast Kitchen
- · Two Double Bedrooms
- · Modern Bathroom
- · Front & Rear Gardens
- · Viewing Is Advised
- · EER Rating D, Freehold
- · Council Tax Band A

### LOCATION LOCATION....

Tucked away on the peaceful and well-regarded Lansdowne Grove, this charming residential street offers a wonderful setting for family life and relaxed suburban living. Perfectly positioned in the heart of Wigston, the property enjoys fantastic transport connections, with easy access to the A5199 and regular bus routes into Leicester, making commuting simple and stress-free. The area is especially appealing to families, with a choice of highly rated local schools such as Little Hill Primary and Wigston Academy just a short distance away. For those who appreciate green spaces, nearby Willow Park and Peace Memorial Park provide ideal spots for weekend strolls, playtime with the kids, or a breath of fresh air. Daily life is also made easy thanks to a great range of local amenities, including a selection of independent shops, supermarkets, cafés, and takeaways, all within walking distance.











## THE INSIDE STORY

This beautifully presented two-bedroom townhouse, offered with no onward chain and set in a fabulous location, combines style, comfort, and flexibility to suit a variety of lifestyles. Stepping into the welcoming entrance hall, you are drawn into the bright and spacious lounge, where a charming bay window to the front creates a lovely focal point while filling the room with natural light — perfect for relaxing evenings or entertaining guests. The modern breakfast kitchen is both practical and inviting, with a stylish breakfast bar providing a casual spot for morning coffee or quick meals, while still offering enough space to accommodate a table and chairs, transforming it into a full dining kitchen for family dinners or gatherings with friends. Upstairs, the landing leads to two generous double bedrooms, each offering ample space to serve as restful retreats, whether used as a luxurious master bedroom, a comfortable guest room, or even a versatile home office. The bathroom is fitted with a sleek white three-piece suite, combining simplicity and function in a bright, modern finish. Outside, the property enjoys both front and rear gardens, the latter providing a private space for outdoor dining, gardening, or simply enjoying a peaceful evening. Thoughtfully laid out and beautifully finished, this home offers a perfect balance of elegance and practicality, making it a must-see for those seeking a move-in ready property in a sought-after area.







