

## FLOOR PLAN

### DIMENSIONS

**Porch**

**Entrance Hall**

**Lounge**

16'9 x 18'9 (5.11m x 5.72m)

**Kitchen**

13'2 x 9'5 (4.01m x 2.87m)

**Dining Area**

8'7 x 8'2 (2.62m x 2.49m)

**Utility**

8'10 x 6'9 (2.69m x 2.06m)

**WC**

**Bedroom**

14'3 x 13'6 (4.34m x 4.11m)

**En Suite**

**Bedroom**

11'6 x 11'2 (3.51m x 3.40m)

**Dining Room/Bedroom**

13'2 x 9'5 (4.01m x 2.87m)

**Study/Bedroom**

9'7 x 5'11 (2.92m x 1.80m)

**Bathroom**

**Upstairs Living Room**  
 18'9 x 16'9 (5.72m x 5.11m)

**Bedroom**

11'7 x 11'4 (3.53m x 3.45m)

**Bedroom**

9'3 x 12'10 (2.82m x 3.91m)

**Upstairs 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](mailto: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/](http://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.

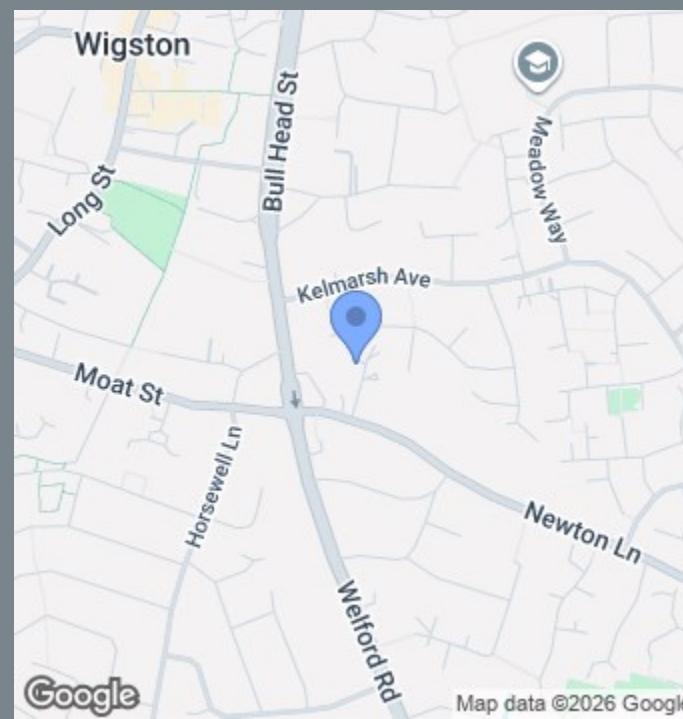
2 Wye Dean Drive, Wigston, LE18 3UE  
**Offers Over £460,000**

# OVERVIEW

- Spacious Detached Home
- Cul De Sac Location
- Porch & Entrance Hall
- Lounge, Dining Room & Dining Kitchen
- Utility, Downstairs WC & Bathroom
- Five Bedrooms, En Suite To Primary
- Upstairs Lounge With Balcony & Bathroom
- Driveway & Double Garage
- Good Sized Rear Garden With Decking Area
- EER - C, Freehold, Council Tax - F

## 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

This exquisite dormer bungalow is a true gem, situated in a tranquil cul-de-sac, offering a peaceful haven away from the world. As you approach the property, you're greeted by a charming porch that leads into a welcoming entrance hall, setting the tone for the elegance that awaits within. The heart of the home is the spacious lounge, bathed in natural light from the large patio doors that open onto the garden, creating a seamless indoor-outdoor living experience. The formal dining room, is perfect for hosting memorable dinner parties or enjoying family meals. The dining kitchen is a culinary enthusiast's dream, featuring modern appliances, ample counter space & a layout that encourages both efficiency & sociability. The practical utility room, complete with laundry facilities & a convenient cloakroom, ensures that daily chores are a breeze. On the ground floor, you'll find three generously proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly noteworthy, featuring an en suite shower room that provides a private sanctuary for relaxation. The family bathroom, with its four-piece suite, offers a luxurious space for the rest of the household. Ascending the stairs, you're greeted by an upstairs living room where you can unwind and enjoy the views, doors lead out onto a sun terrace. Two additional bedrooms on this level, along with another bathroom, provide ample space for family members or guests. The exterior of the property is as impressive as the interior. A driveway leads to a double garage, providing secure parking and storage space for vehicles and belongings. The stunning rear garden is a true oasis, featuring a raised decking area that's ideal for entertaining or simply enjoying a quiet moment outdoors. The landscaped garden offers a perfect balance of greenery and privacy, making it a delightful space to relax and entertain.

