

FLOOR PLAN

DIMENSIONS

Entrance Hall
 14'06 x 6'09 (4.42m x 2.06m)

Lounge
 15'11 x 11'08 (4.85m x 3.56m)

Dining Room
 15'04 x 11'08 (4.67m x 3.56m)

Kitchen
 9'05 x 7'10 (2.87m x 2.39m)

Utility Area
 14'04 x 8'06 (4.37m x 2.59m)

Downstairs Cloakroom

Landing

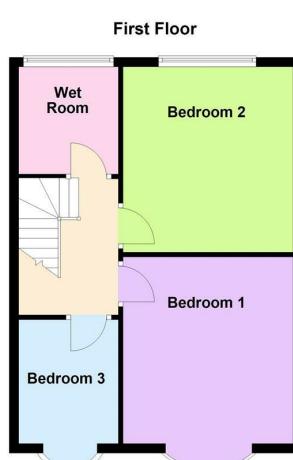
Bedroom One
 15'05 x 11'08 (4.70m x 3.56m)

Bedroom Two
 12'11 x 11'08 (3.94m x 3.56m)

Bedroom Three
 8'05 x 6'09 (2.57m x 2.06m)

Wet Room
 7'07 x 6'07 (2.31m x 2.01m)

Garage
 17'09 x 9'07 max (5.41m x 2.92m 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 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.

67 Mere Road, Wigston, LE18 3RN

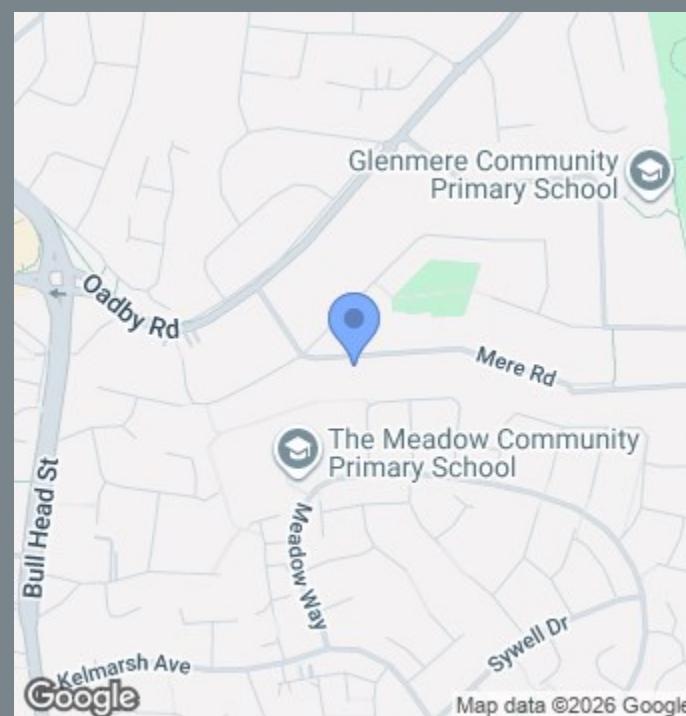
Offers In Excess Of £300,000

OVERVIEW

- Spacious Family Home On Wonderful Plot
- Highly Regarded Location
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge & Dining Room
- Utility Area
- Three Bedrooms & Bathroom
- Driveway, Garage & Lovely Garden
- Viewing Is Recommended
- EER - , Tax Band - C, Freehold

LOCATION LOCATION....

Mere Road is set within an established and highly regarded residential area of Wigston, offering a welcoming community atmosphere alongside excellent local amenities. The property is conveniently positioned close to a range of shops, supermarkets, cafés and services within Wigston town centre, catering well for day-to-day living. The area is particularly well suited to families, with a selection of reputable primary and secondary schools nearby, as well as access to attractive parks and green spaces ideal for recreation and relaxation. Excellent transport links further enhance the appeal, with regular bus services, Wigston railway station providing direct routes to Leicester and beyond, and convenient access to major road networks including the A6 and M1, making this a desirable location for both families and commuters alike.



THE INSIDE STORY

This semi-detached family home is set in a well-regarded location and is offered with no onward chain, oozing potential for a new owner to create a wonderful long-term home. A welcoming entrance hallway leads into the main living spaces, immediately giving a sense of the generous proportions throughout. To the front, the dining room enjoys a lovely bay window that fills the space with natural light and offers ample room for a table and chairs, making it ideal for family meals, entertaining or even as a flexible second sitting room. The lounge sits to the rear of the property and features a charming fireplace, creating a cosy focal point, while a door opens directly into the garden—perfect for relaxed living and seamless indoor-outdoor flow. The kitchen is fitted with shaker-style wall and base units and provides a great foundation for modernisation to suit your own taste. A walk-in pantry offers excellent storage, complemented by a separate utility area to keep everyday tasks neatly tucked away. A downstairs cloakroom adds further practicality, particularly for busy family life. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family living, guests or a home office. Bedroom one benefits from fitted wardrobes, while the wet room completes the first-floor layout. Outside, the property continues to impress with a driveway and garage providing ample parking and storage. The rear garden is a wonderful size and offers a fantastic outdoor space to enjoy, featuring a patio area ideal for outdoor dining, a generous lawn and well-established borders that add colour and privacy throughout the seasons.

