

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall
 14'01 x 6'09 (4.29m x 2.06m)

Lounge
 16'06 x 11'03 (5.03m x 3.43m)

Dining Room
 8'10 x 9'06 (2.69m x 2.90m)

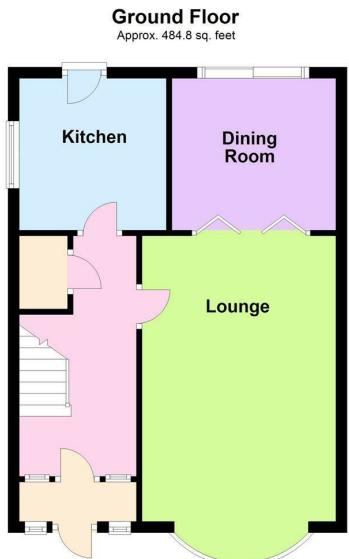
Landing

Bedroom One
 13'07 x 11'05 (4.14m x 3.48m)

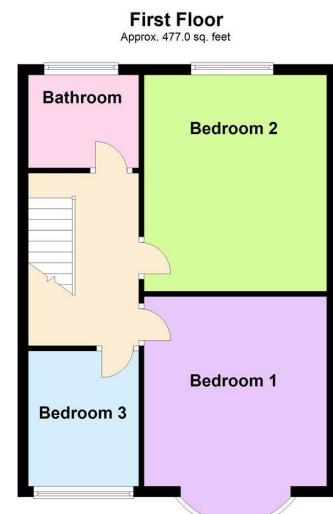
Bedroom Two
 13'04 x 11'05 (4.06m x 3.48m)

Bedroom Three
 8'02 x 6'08 (2.49m x 2.03m)

Bathroom
 5'08 x 6'07 (1.73m x 2.01m)



Total area: approx. 961.7 sq. feet



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.

29 Lynmouth Drive, Wigston, LE18 1BP

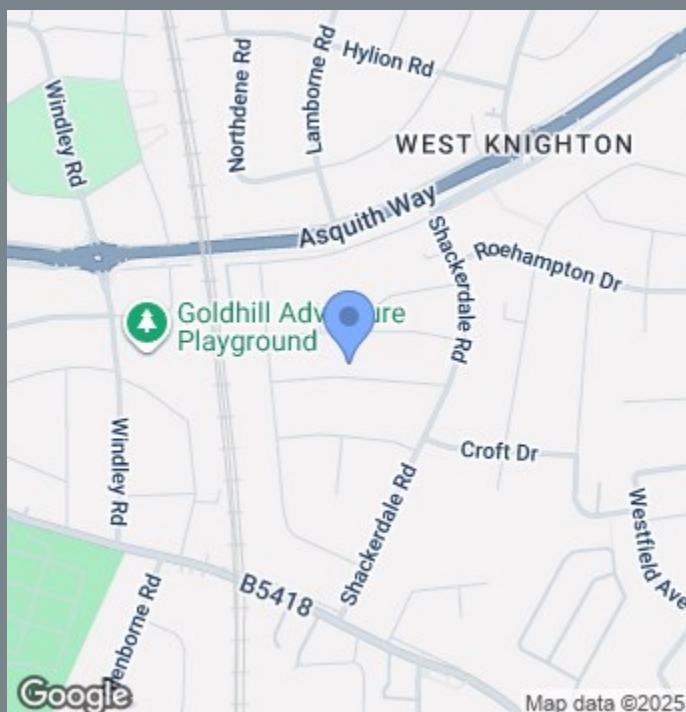
£280,000

OVERVIEW

- Bay Fronted Family Home
- Popular Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge, Dining Room & Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Enclosed Garden
- EER - C, Freehold, Tax Band -

LOCATION LOCATION....

Situated on Lynmouth Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Lynmouth Drive offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

Nestled in a highly sought-after location, this stunning bay-fronted semi-detached family home presents an exceptional opportunity for those looking to settle into a comfortable and convenient lifestyle. With no onward chain, this property is ready to welcome its new owners immediately. Step through the porch into a spacious entrance hall, which provides a welcoming transition to the rest of the home. The ground floor is designed for both functionality and style, featuring a bright and airy lounge that serves as a perfect retreat for relaxation. Adjacent to the lounge is the dining room, which is enhanced by doors that open directly onto the garden, creating a seamless indoor-outdoor living experience ideal for entertaining guests or enjoying family meals. The kitchen is fitted with a range of wall and base units, has a sink drainer, plumbing for a washing machine and space for a fridge and freezer. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Additional benefits include a driveway for convenient parking, a garage for extra storage or a workshop, and an enclosed garden with a patio, offering a private outdoor oasis for relaxation and play.