

FLOOR PLAN

DIMENSIONS

Porch
 2'09 x 5'10 (0.84m x 1.78m)

Entrance Hall
 12'01 x 5'10 (3.68m x 1.78m)

Kitchen
 14'03 x 6'01 max (4.34m x 1.85m max)

Lounge
 14'04 x 9'11 (4.37m x 3.02m)

Dining Room
 12' x 9'11 (3.66m x 3.02m)

Conservatory
 9'10 x 12'05 (3.00m x 3.78m)

Downstairs Cloakroom
 5'11 x 4'09 (1.80m x 1.45m)

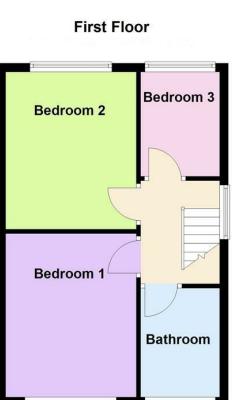
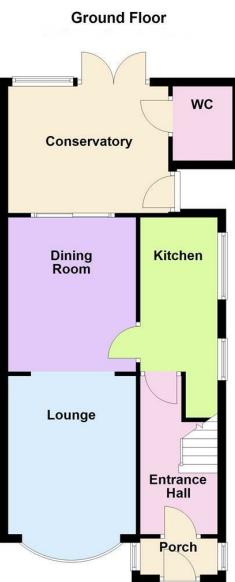
Landing

Bedroom One
 12'01 x 10'01 (3.68m x 3.07m)

Bedroom Two
 11'11 x 10'01 (3.63m x 3.07m)

Bedroom Three
 7'10 x 5'11 (2.39m x 1.80m)

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



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.

24 Horsewell Lane, Wigston, LE18 2HQ

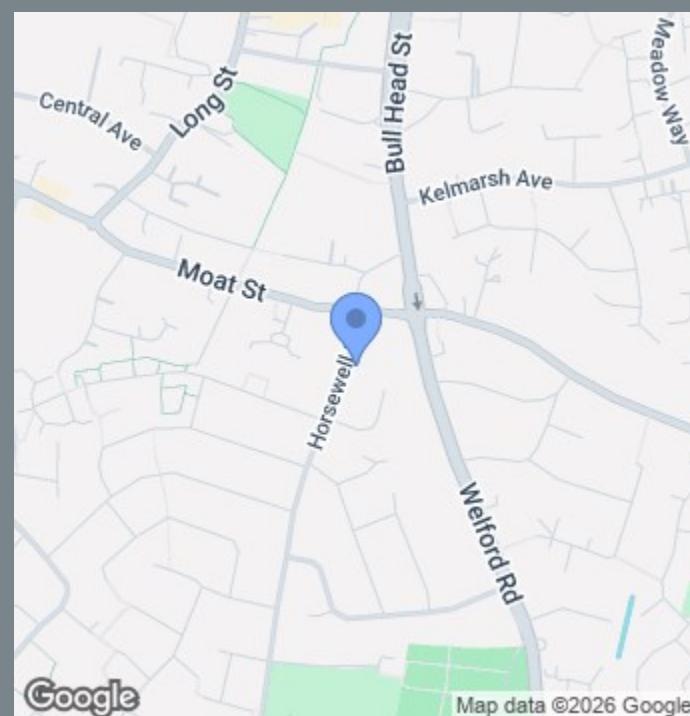
£280,000

OVERVIEW

- Beautiful Family Home In Fabulous Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Conservatory & Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Great Size Garden
- Viewing Is Essential
- EER Rating - D, Freehold
- Council Tax Band - B

LOCATION LOCATION....

The ever-popular Little Hill estate, offers community spirit and everyday convenience. Residents benefit from a handy local shopping parade, which includes a CO-OP convenience store for all those daily essentials, along with a selection of independent outlets that add to the neighbourhood's charm. Families are particularly well-catered for, with two well-regarded primary schools located within the estate itself, providing a safe and nurturing learning environment right on the doorstep. Just a short distance away lies Wigston Magna, a bustling centre that boasts a wide array of shops, supermarkets, cafés, and leisure facilities, ensuring all your day-to-day needs are met with ease. The area is also served by a choice of reputable secondary schools, making it a highly desirable spot for those with children of all ages. For commuters and those looking to enjoy the wider region, the estate is ideally positioned. There is a regularly serviced bus route within walking distance, offering reliable links into Leicester and the surrounding areas. Excellent road connections provide swift access into Leicester City Centre, the Leicester ring road, and Junction 21 of the M1, making travel for work, shopping, or leisure both quick and convenient.



THE INSIDE STORY

This beautifully presented family home, offered with no onward chain, is perfectly situated in a highly sought-after location and showcases tasteful décor throughout. A welcoming porch and entrance hall set the tone, leading into a bright and spacious lounge with a charming bay window and feature fireplace, creating the perfect spot to relax and unwind. The separate dining room with a striking feature wall makes an ideal setting for family meals or entertaining guests, while the modern kitchen is fitted with sleek white wall and base units complemented by contrasting black worktops, offering both style and practicality. The conservatory provides additional living space, filled with natural light and enjoying views over the garden. A handy downstairs cloakroom adds convenience, and the ground floor is further enhanced by new flooring throughout, giving a fresh and contemporary feel. Upstairs, a newly carpeted staircase leads to the landing and three tastefully decorated bedrooms, each providing comfortable and versatile accommodation for the whole family. The family bathroom is fitted with a classic white three-piece suite with shower over the bath, combining functionality with style. Outside, the property benefits from a driveway to the front for off-road parking, while to the rear lies a generously sized garden with patio area, perfect for outdoor dining, family play, or simply enjoying the sunshine.

