

FLOOR PLAN

DIMENSIONS

Private Entrance

Lounge / Dining Room

20'11 max x 10'11 (6.38m max x 3.33m)

Kitchen

12'01 x 5'03 (3.68m x 1.60m)

Bathroom

6'03 x 5'06 (1.91m x 1.68m)

Bedroom

12'00 x 9'02 (3.66m x 2.79m)



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.

25 Pochins Close, Wigston, LE18 2FW

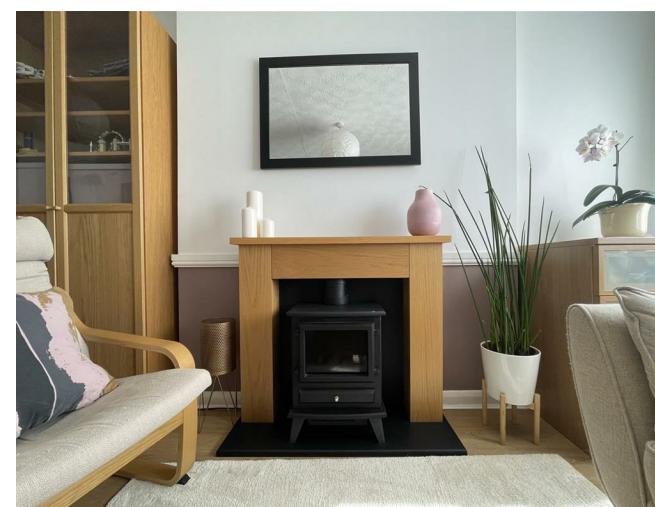
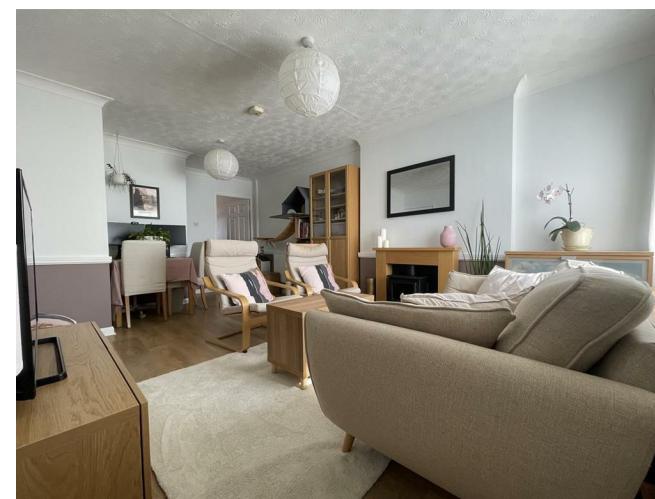
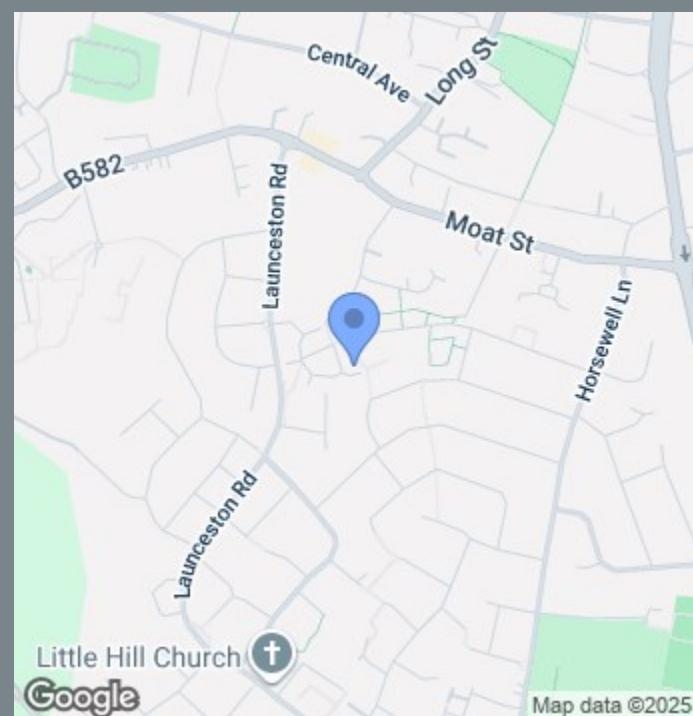
£130,000

OVERVIEW

- Maisonette Property
- Amazing First Time Buy
- Spacious Lounge & Dining Room
- Kitchen With Ample Storage
- Extended Lease 152 years
- No Service Or Ground Rent
- Viewings Highly Advised
- EPC Rating - C
- Leasehold Property
- Council Tax Band - a

LOCATION LOCATION....

Pochins Close is a quiet residential cul-de-sac located in the heart of Wigston, Leicestershire. The area offers a peaceful suburban environment while still being conveniently close to local amenities, including shops, schools, parks, and public transport links. It's popular with families, retirees, and professionals alike, thanks to its safe setting and strong community feel. Wigston town centre is just a short walk or drive away, providing easy access to supermarkets, cafes, and services.



THE INSIDE STORY

Located in the quiet and popular cul-de-sac of Pochins Close, Wigston, this well-presented one-bedroom maisonette is ideal for first-time buyers. The property has its own private entrance, offering a welcoming space to hang jackets and store shoes. Inside, the spacious and bright lounge features an electric fire and opens into a dedicated dining area, creating a comfortable and sociable living space. The kitchen is situated at the rear and provides plenty of storage. The bathroom includes a full-sized bath, wash basin, and WC, while the double bedroom offers ample space for furnishings. Additional benefits include an allocated parking space, no ground rent or service charges, and a newly extended lease of 152 years. With its peaceful location, generous layout, and low ongoing costs, this maisonette makes a perfect first home.

