

FLOOR PLAN

DIMENSIONS

Entrance Hall

Landing

Open Plan Kitchen, Dining, Lounge
16'10 x 18'08 (5.13m x 5.69m)

Bedroom One
9'02 x 13'04 (2.79m x 4.06m)

Bedroom Two
7'03 x 9'11 (2.21m x 3.02m)

Bathroom
6'08 x 6'08 (2.03m x 2.03m)



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.

20 Two Steeples Square, Wigston, LE18 1DZ

65% Shared Ownership £100,000

OVERVIEW

- 65% Shared Ownership
- First Floor Apartment
- Fabulous Location
- Entrance Hall
- Open Plan Kitchen, Dining, Lounge
- Two Bedrooms & Bathroom
- Communal Garden & Bike Shed
- Allocated Parking
- Viewing Essential
- EER - C, Leasehold, Council Tax - A

LOCATION LOCATION....

Located in the desirable and modern development of Two Steeples Square in Wigston, this property enjoys a superb blend of peaceful residential living and everyday convenience. Set within a quiet, family-friendly community, the area benefits from excellent transport connections, with easy access to the A5199 and frequent bus routes into Leicester city centre and surrounding towns—ideal for commuters. A choice of highly regarded local schools, including Glenmere Primary and Wigston Academy, are within easy reach, making it a great location for families. Nature is never far away, with several green spaces nearby such as Knighton Park and Peace Memorial Park, offering opportunities for walking, play, and relaxation. A pleasant stroll brings you to Wigston's bustling town centre, where you'll find a mix of independent shops, major supermarkets, cafés, and everyday amenities.



THE INSIDE STORY

Offered at an incredibly accessible 65% shared ownership, this immaculately presented first-floor apartment is a true hidden gem, perfect for first-time buyers, downsizers, or those seeking stylish, low-maintenance living in a peaceful setting. From the moment you step through the private entrance hall—with stairs rising gracefully to a bright and airy landing—you're greeted by a wonderful sense of space and light throughout. At the heart of the home is a stunning open-plan living, dining, and kitchen space, thoughtfully designed to provide a sociable yet practical layout. The kitchen area is sleek and contemporary, offering ample workspace and storage, while the lounge and dining zones are flooded with natural light—creating the perfect setting for entertaining, relaxing, or working from home. The property boasts two well-proportioned bedrooms, both tastefully decorated and ready to move into, along with a modern family bathroom that is both stylish and functional. Outside, the apartment enjoys a lovely outlook with a green park space just to the front, offering an open, tranquil view rarely found in apartment living. Residents also benefit from an allocated parking space, as well as access to a communal garden, ideal for enjoying sunny afternoons. For added practicality, there is also a lockable bike shed, providing secure storage for bicycles or additional items. With nothing to do but move in and enjoy, this truly special home combines convenience, charm, and community in a location that ticks all the boxes.

