13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge Diner
15'09 x 12'07 (4.80m x 3.84m)

Kitchen
10'08 x 8'11 (3.25m x 2.72m)

Bedroom One
12'08 x 11'06 (3.86m x 3.51m)

Bedroom Two
10'10 x 8'11 (3.30m x 2.72m)

Bathroom
7'08 x 5'11 (2.34m x 1.80m)

Outer Lobby
3'5 x 9' (1.04m x 2.74m)





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.

30 Norfolk Road, Wigston, LE18 4WH

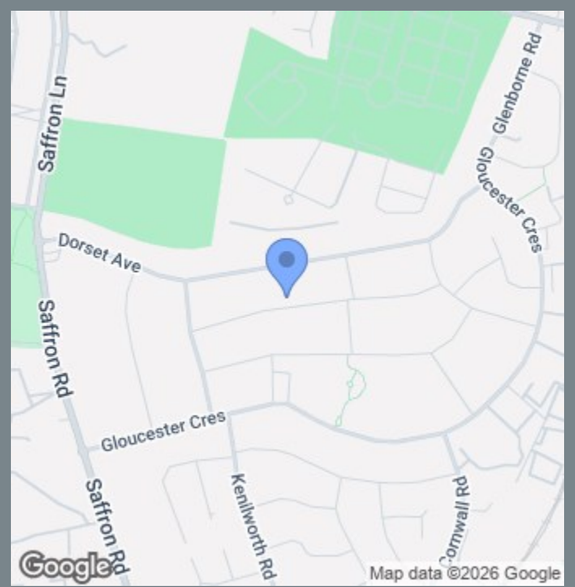
£240,000

OVERVIEW

- Beautiful Semi Detached Bungalow
- Popular Location
- No Onward Chain
- Entrance Hallway
- Lounge Diner & Kitchen
- Two Double Bedrooms & Bathroom
- Lovely Garden
- Driveway & Detached Garage
- Early Viewing Advised
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Norfolk Road is located within the popular Fairfield area of Wigston, a well-established residential neighbourhood known for its strong community feel and family-friendly atmosphere. The area benefits from a good range of nearby shops, supermarkets and everyday amenities, with Wigston town centre easily accessible for additional retail and leisure options. Families are well catered for with a selection of well-regarded primary and secondary schools close by. Residents enjoy access to several parks and green spaces, including Fairfield Park and surrounding open spaces, offering ideal opportunities for outdoor recreation, walking and relaxation. Norfolk Road is well positioned for travel, with regular bus services, Wigston railway station providing direct links to Leicester and beyond, and convenient access to major road routes such as the A6 and M1, making it an excellent location for commuters.











THE INSIDE STORY

This beautifully presented semi-detached bungalow is ideally located in a very popular area & is offered with no onward chain, making it a fantastic opportunity for those seeking comfortable, single-level living in a well-regarded setting. The property is entered via a welcoming entrance hallway, leading through to the main living accommodation. The lounge diner is tastefully decorated & filled with natural light thanks to its dual-aspect windows. A feature fireplace provides a charming focal point, while the generous proportions allow the space to be arranged to suit both relaxing & dining, making it ideal for everyday living or entertaining. The kitchen is well equipped with a range of wall & base cabinets complemented by contrasting work tops. Integrated appliances include a fridge freezer, oven & hob, along with plumbing for a washing machine, creating a practical & efficient workspace. There are two double bedrooms, both well proportioned & beautifully presented. The principal bedroom benefits from fitted wardrobes, offering excellent storage, while the second bedroom provides flexibility as a guest room, home office or hobby space. The bathroom is fitted with a clean & modern three-piece suite, providing comfort & practicality. An outer lobby offers additional useful space, perfect for storage or as a small seating area to enjoy views over the garden, adding to the versatility of the home. Externally, the property enjoys a driveway leading to a detached garage, providing off-road parking & further storage. To the rear, the well-maintained garden features a lawn, mature shrubs & a patio area, creating a peaceful outdoor space for relaxing or entertaining. A wonderful opportunity to acquire a well-presented bungalow in a sought-after location, combining comfort, practicality & the convenience of no onward chain — a home ready to be enjoyed from day one.





