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

Lounge
11'03 x 10'02 (3.43m x 3.10m)

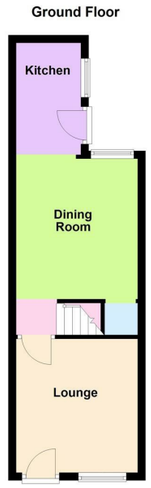
Dining Room
11'11 x 10'03 (3.63m x 3.12m)

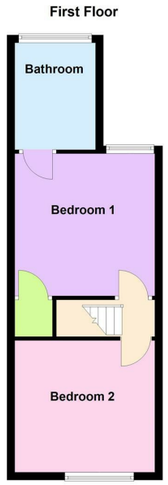
Kitchen
9'04 x 5'06 (2.84m x 1.68m)

Bedroom One
11'11 x 11'08 (3.63m x 3.56m)

Bedroom Two
11'01 x 11'08 (3.38m x 3.56m)

Bathroom
9' x 6'10 (2.74m x 2.08m)







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.

11 Skipworth Street, Leicester, LE2 1GD

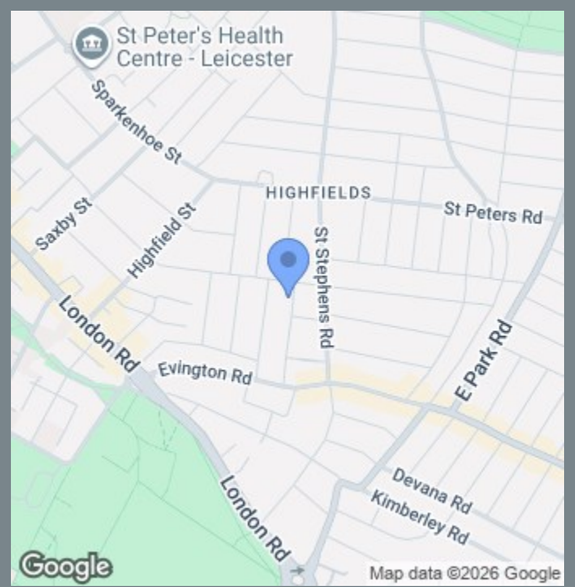
Offers Over £230,000

OVERVIEW

- Lovely Terraced Home
- Popular Location
- Lounge & Dining Room
- Lovely Kitchen
- Two Double Bedrooms
- Bathroom
- Cottage Style Garden
- Viewing Is Essential
- EER Rating - D
- Freehold, Tax Band - A

LOCATION LOCATION....

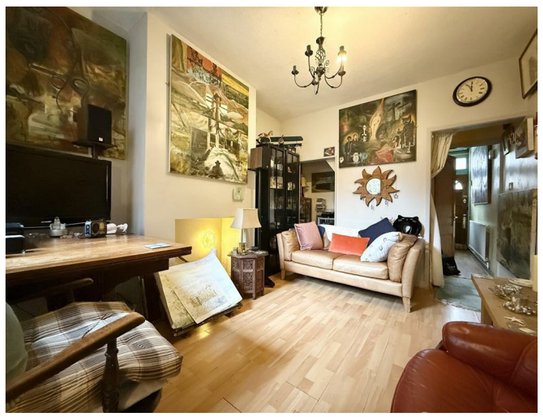
Skipworth Street is located within the vibrant and well-established area of Highfields, close to Leicester city centre and known for its strong sense of community and cultural diversity. The area offers a wide range of local shops, supermarkets, cafés and everyday amenities within walking distance, with further retail and leisure facilities available in the city centre. Families are well served by a selection of primary and secondary schools nearby, as well as access to colleges and further education. Residents benefit from nearby parks and green spaces, including Spinney Hill Park and Victoria Park, providing ideal areas for recreation and relaxation. Skipworth Street enjoys excellent transport links, with regular bus services, Leicester railway station close by, and easy access to major road routes, making it a convenient and well-connected location for commuters and city-based living.











THE INSIDE STORY

This lovely terraced home, set on a very popular street within a great neighbourhood, offers characterful accommodation full of warmth, charm & versatility — ideal for first-time buyers, professionals or those seeking a home with personality. Step into the inviting lounge, where an exposed brick feature fireplace creates an immediate focal point, adding character & a cosy atmosphere. A window to the front fills the room with natural light, making it a perfect space to relax at the end of the day or entertain friends. To the rear, the dining room offers a welcoming space for family meals & social gatherings, with ample room for a table & chairs. A window overlooks the garden, creating a lovely connection to the outdoors. An archway leads through to the kitchen, maintaining an open, flowing feel while still defining each space. The kitchen is fitted with classic shaker-style wall & base cabinets complemented by a solid wood work surface, offering both style & practicality. Integrated appliances include an oven & hob with extractor over, along with a stainless steel sink drainer with mixer tap. There is plumbing for a washing machine & space for a fridge freezer, making this a well-equipped & functional space. Stairs lead up to the first floor, where you will find two well-proportioned double bedrooms, both offering flexibility for use as comfortable sleeping spaces, a guest room or a home office. The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin & bath with shower over. Outside, the rear garden is a true highlight — a charming cottage-style space, beautifully filled with flowers & plants, creating a peaceful & colourful retreat to enjoy throughout the seasons. This is a wonderful opportunity to acquire a characterful terraced home in a sought-after location, combining period charm with practical living space — a home that truly feels welcoming from the moment you step inside.







