

FLOOR PLAN

DIMENSIONS

Entrance Hall

Sitting Room

17'02 x 8' (5.23m x 2.44m)

Kitchen

10'11 x 11' (3.33m x 3.35m)

Utility Room

5'10 x 4'10 (1.78m x 1.47m)

Downstairs Cloakroom

3'08 x 4'10 (1.12m x 1.47m)

Lounge

25'01 x 14'05 max (7.65m x 4.39m max)

Conservatory

11'10 x 10'02 (3.61m x 3.10m)

Landing

Bedroom One

12'10 x 11'1 (3.91m x 3.38m)

En Suite

7'04 x 6'02 (2.24m x 1.88m)

Bedroom Two

12'01 x 11'1 (3.68m x 3.38m)

Bedroom Three

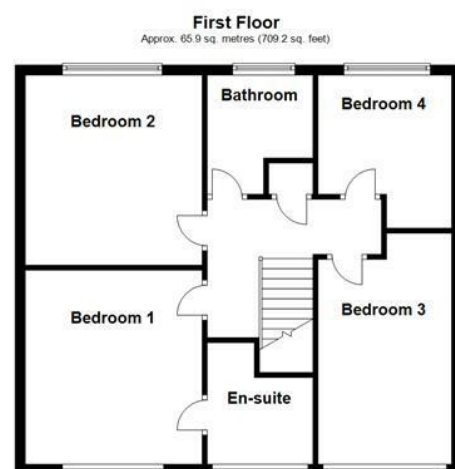
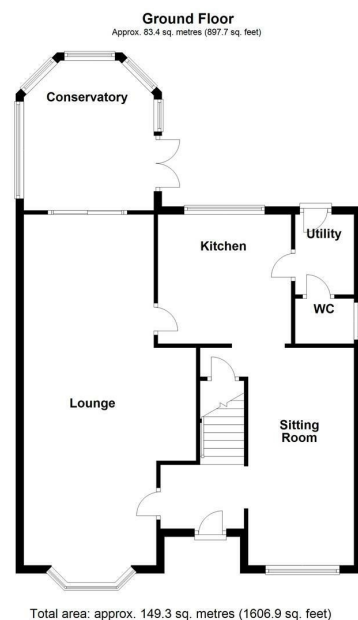
14'09 x 8'08 (4.50m x 2.64m)

Bedroom Four

10' x 8' (3.05m x 2.44m)

Family Bathroom

8'03 x 6'05 (2.51m x 1.96m)



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.

21 Clipstone Gardens, Wigston, Leicestershire, LE18 3UN

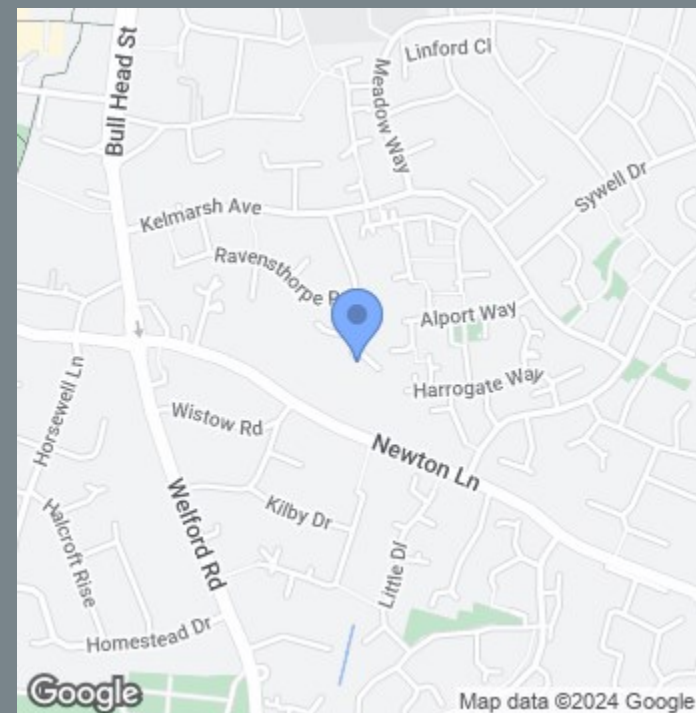
Offers Over £450,000

OVERVIEW

- Stunning and Spacious Family Home
- Cul De Sac Location
- Lounge & Conservatory
- Living Room & Fitted Kitchen
- Utility & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Landscaped Garden
- EER Rating - D, Freehold
- Council Tax Band - D

LOCATION LOCATION....

Wigston Meadows is nestled in between the Village of Wigston and the beautiful country roads giving out some spectacular views onto surrounding fields and woodland. Wigston Meadows has everything you need from a beauty salon, local news agents, pubs and superb Indian restaurant. Meadows Primary School is there and a children's playground only a few minutes' walk away from the school. The beautiful countryside village of Wistow is only a short walk across the fields and through the country lanes or a short car journey away and is popular for many all year round with its cute and cosy café, farm park and gardening centre and in the summer months attracts many to its corn field maze and stunning rivers perfect for taking the little ones to feed the ducks. Buses run through the Meadows on a regular basis and is only a short drive to Leicester City Centre



THE INSIDE STORY

Experience the allure of this stunning and spacious detached family home, gracefully tucked away on a peaceful cul-de-sac in a highly sought-after location. The living room, a versatile space designed for both dining and relaxation, sets the stage for memorable family moments and gatherings.

The newly fitted kitchen is a chef's delight, featuring sleek, gloss finished wall and base cabinets, integrated double oven and hob, along with a dishwasher for added convenience. A utility room offers practicality, while the downstairs cloakroom ensures ease of living for residents and visitors alike.

Step into the beautiful lounge, adorned with a bay window to the front and patio doors to the rear that lead seamlessly into the conservatory, creating a seamless flow between indoor and outdoor living spaces. This harmonious connection to the outdoors invites natural light and a sense of tranquility into the home.

Upstairs, the landing leads to four double bedrooms, each offering comfort and space for family members or guests. The master bedroom boasts an en suite for added luxury and privacy, while a modern family bathroom provides a stylish retreat for relaxation and pampering.

Outside, the property boasts a cobblecrete driveway at the front, enhancing the home's kerb appeal and providing ample parking space. The landscaped rear garden is a true oasis, featuring a tiled patio area perfect for outdoor entertainment and relaxation, offering a private sanctuary for enjoying the beauty of the outdoors.

In essence, this detached family home epitomises a blend of sophistication, comfort, and practicality, catering to the needs of modern family living.

