

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
7'07 x 6'06 (2.31m x 1.98m)

**Lounge**  
25 x 12'04 (7.62m x 3.76m)

**Dining Room**  
11'07 x 11'01 (3.53m x 3.38m)

**Kitchen**  
13'01 x 9'05 (3.99m x 2.87m)

**Utility Room**  
9'04 x 5'02 (2.84m x 1.57m)

**Downstairs WC**  
6'07 x 5'02 (2.01m x 1.57m)

**Bedroom One**  
13'01 x 12 (3.99m x 3.66m)

**En-Suite Shower Room**  
6'11 x 4'09 (2.11m x 1.45m)

**Bedroom Two**  
13 x 12'06 (3.96m x 3.81m)

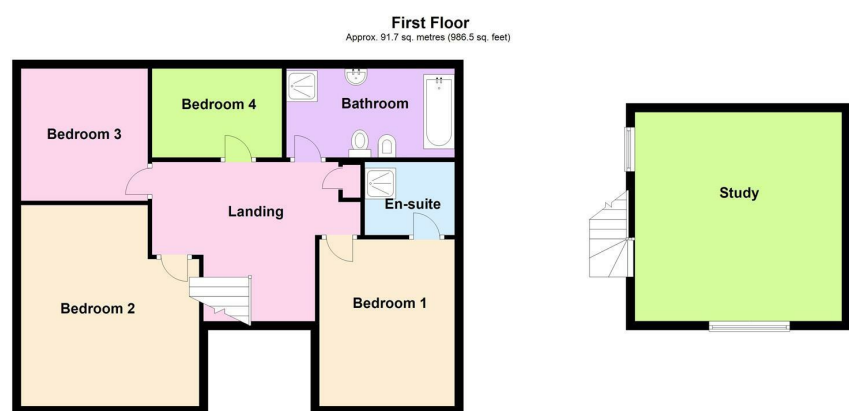
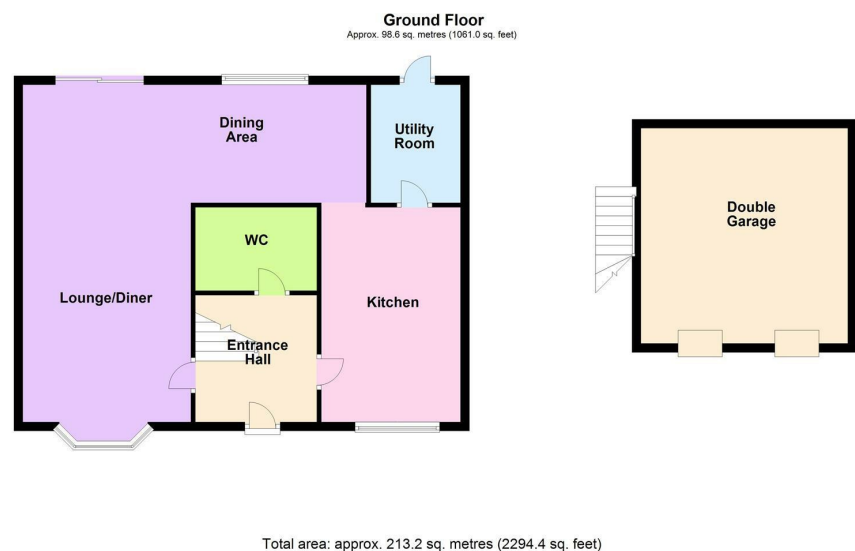
**Bedroom Three**  
9'08 x 9'06 (2.95m x 2.90m)

**Bedroom Four**  
7'08 x 6'06 (2.34m x 1.98m)

**Family Bathroom**  
11'09 x 5'07 (3.58m x 1.70m)

**Detached Double Garage**  
16 x 15'04 (4.88m x 4.67m)

**Studio Above Garage**  
16 x 15'04 (4.88m x 4.67m)



**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/](http://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.

60 Stanhope Road, Wigston, LE18 3SJ

£475,000

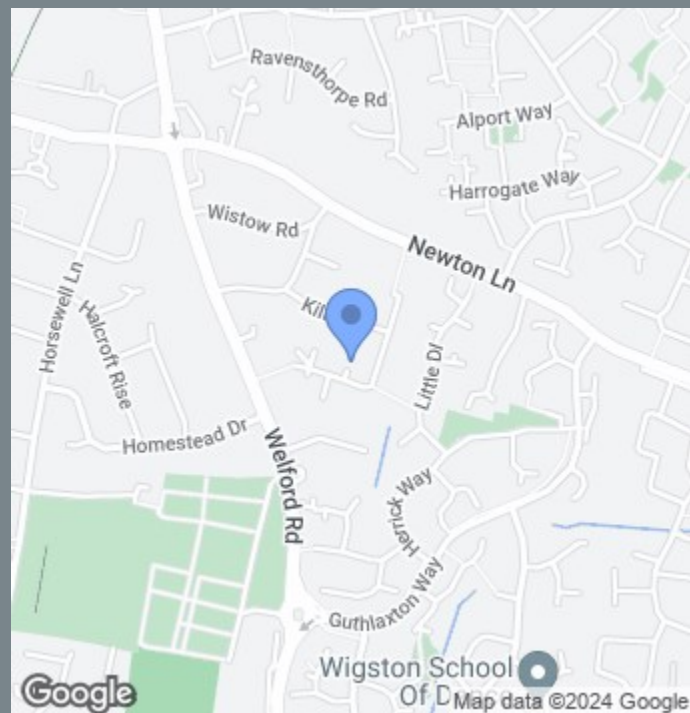


## OVERVIEW

- Four Bedroom Detached House
- Detached Double Garage
- Studio Conversion Above Garage
- Sunny, Private Rear Garden
- Open Plan & Modern Living
- Spacious Property
- Perfect Family Home
- Council Tax Band - E
- Freehold Property
- EPC Rating - tbc

## LOCATION LOCATION....

Wigston is a vibrant and well-connected town located just a few miles south of Leicester. Known for its friendly community and excellent amenities, Wigston offers a variety of shops, restaurants, and schools, making it an ideal place for families. The town combines historical charm with modern conveniences, featuring beautiful parks, local markets, and easy access to major road and rail networks. With its blend of suburban tranquility and urban accessibility, Wigston is a wonderful place to call home.



## THE INSIDE STORY

Welcome to this exceptional four-bedroom detached home on Stanhope Road, Wigston, offering a perfect blend of modern comfort and stylish design.

As you step into the entrance hall, you'll find a convenient downstairs WC. The large lounge, featuring a cosy log burner, seamlessly opens into the dining room, creating an inviting space for family gatherings. Patio doors lead to the sunny and private rear garden, perfect for outdoor entertaining.

The modern kitchen boasts an island at its centre, providing ample space for culinary adventures. A utility room, with access to the rear garden, adds to the home's functionality.

Upstairs, you'll discover four spacious bedrooms. The main bedroom features an ensuite shower room for added luxury. The family bathroom is well-appointed with a bathtub, shower cubicle, sink, WC, and bidet.

This property also includes a double detached garage, with studio/games room or work-from-home space. A driveway offers parking for multiple cars.

The lovely rear garden is a sunny and private oasis, perfect for relaxation and recreation.

Don't miss the opportunity to make this stunning property on Stanhope Drive your new home!

