

## FLOOR PLAN

### DIMENSIONS

#### Porch

**Entrance Hall**  
13'08 x 6'09 (4.17m x 2.06m)

**Lounge Diner**  
27'02 x 11'03 (8.28m x 3.43m)

**Kitchen**  
9'02 x 6'09 (2.79m x 2.06m)

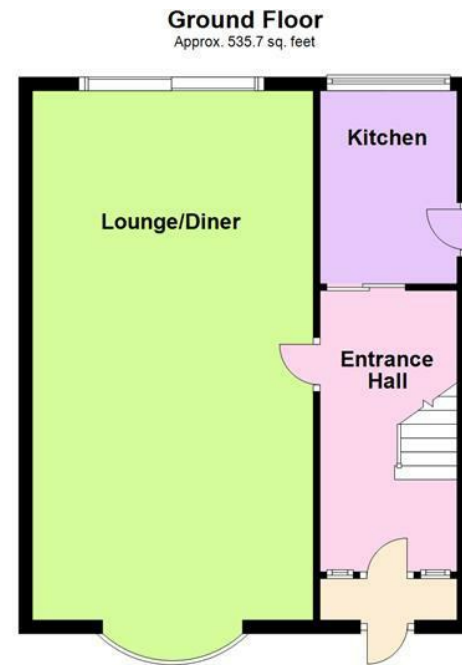
#### Landing

**Bedroom One**  
13'04 x 11'03 (4.06m x 3.43m)

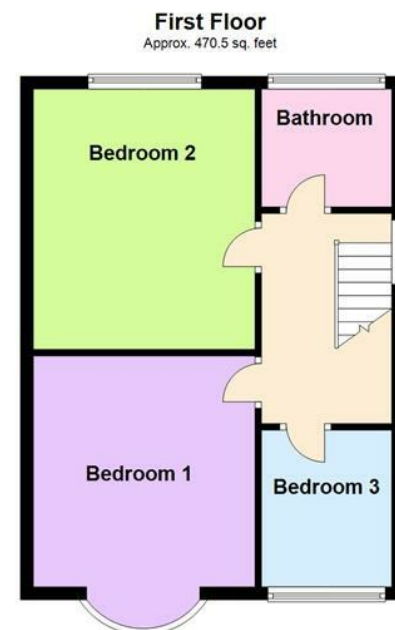
**Bedroom Two**  
13'02 x 11'03 (4.01m x 3.43m)

**Bedroom Three**  
7'08 x 6'08 (2.34m x 2.03m)

**Bathroom**  
5'07 x 6'07 (1.70m x 2.01m)



Total area: approx. 1006.2 sq. feet



**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.

4 Croft Drive, Wigston, LE18 1HD

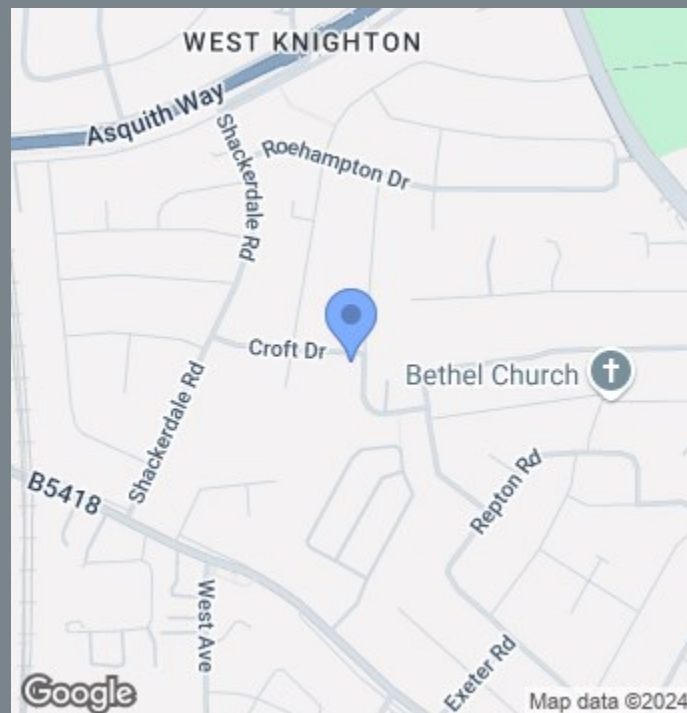
£280,000

## OVERVIEW

- Bay Fronted Family Home
- Popular Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Situated on Croft Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Croft Drive offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



## THE INSIDE STORY

*This charming bay-fronted home presents an ideal opportunity for a new family to create their perfect living space. Boasting a convenient location and no onward chain, this property is ready for personalisation. As you approach the house, you are greeted by a welcoming porch that leads into the entrance hall, setting the tone for the inviting atmosphere throughout. The lounge diner is a generous space, flooded with natural light from the bay window and offering direct access to the garden via patio doors. This room is perfect for both relaxation and entertaining. The kitchen provides a blank canvas for the new owners to design a space that suits their lifestyle and aesthetic preferences. Upstairs, the landing leads to three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, the property benefits from a driveway and a detached garage, providing ample parking and storage space. The rear garden is a delightful outdoor area, featuring a patio for al fresco dining and a convenient outside toilet. The garden offers a peaceful setting for relaxation and play.*

