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

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FLOOR PLAN

DIMENSIONS

Porch 2'02 x 6'01 (0.66m x 1.85m)

Entrance Hall

Lounge 17'05 x 13'05 (5.31m x 4.09m)

Dining Ktichen <u>8'03 x 27'02 (2.51m x 8.28m)</u>

Living Room 17'11 x 12'06 (5.46m x 3.81m)

Conservatory 12'02 x 9'07 (3.71m x 2.92m)

Downstairs Cloakroom 4'08 x 2'09 (1.42m x 0.84m)

Home Office/Bedroom Four 12'01 x 7'09 (3.68m x 2.36m)

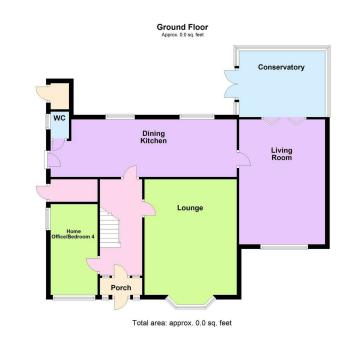
Landing

Bedroom One 13'07 x 13'03 (4.14m x 4.04m)

Bedroom Two 12'02 x 12'01 (3.71m x 3.68m)

Bedroom Three 9' x 14'07 (2.74m x 4.45m)

Family Bathroom 7'07 x 9'04 (2.31m x 2.84m)







31 Highfield Crescent, Wigston, Leicestershire, LE18 1NL £450,000

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: Off6 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

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

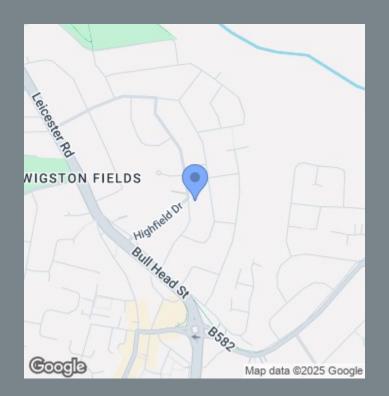
These details do not constitute part of an offer or contract. Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and 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.

OVERVIEW

- Stunning Detached Family Home
- Great Location
- Porch, Entrance Hall & Downstairs WC
- Lounge & Dining Kitchen
- Living Room & Conservatory
- Home Office/Bedroom Four
- Three Bedrooms & Family Bathroom With Underfloor Heating
- Cobblecrete Driveway with Electric Car Charging Point
- Landscaped Garden, Two Brick Outhouses With Power and Lighting
- EER Rating C, Freehold, Tax D

LOCATION LOCATION....

Wigston Fields which is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.











THE INSIDE STORY

Nestled in a highly sought-after location, this exquisite detached family home effortlessly combines modern elegance with timeless charm. The property welcomes you through an inviting porch into a spacious entrance hall, setting the tone for the refined interiors that follow. The front lounge immediately captivates with its striking bay window framed by sleek electric blinds, bathing the room in natural light, complemented by a contemporary wall-mounted fireplace that adds warmth & sophistication. Flowing seamlessly from the lounge, the dining kitchen serves as the heart of the home, featuring shaker-style cabinetry with lovely countertops, premium integrated appliances including an eye-level double oven & a spacious dining area, an ideal space for both casual family meals & dinner parties. Adjacent to the kitchen, the versatile living room transitions effortlessly into a sun-drenched conservatory through elegant bifold doors, creating a harmonious blend of indoor and outdoor living, while the conservatory itself offers year-round enjoyment with its panoramic garden views. Practicality meets luxury on the ground floor, with a downstairs cloakroom & a flexible home office/bedroom four—perfect for remote work or overnight guests. Ascend the staircase to the first floor, where three exceptionally spacious bedrooms await, each offering ample storage & tranquil outlooks, while the show stopping family bathroom elevates everyday routines with its freestanding roll-top bathtub, walk-in shower, wash hand basin and wc. Outside, the cobblecrete driveway provides off road parking for multiple vehicles & the private rear garden is meticulously landscaped with tiered patio areas for alfresco dining, lush evergreen borders & ambient lighting—a serene retreat for summer gatherings or quiet relaxation.



