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

Entrance Hall

Dining Room 11'08 x 9'00 (3.56m x 2.74m)

11'11 x 7'01 (3.63m x 2.16m)

Downstairs WC

Living Room 17'07 x 12'60 (5.36m x 3.66m)

21'04 max x 14'04 (6.50m max x 4.37m)

Utility Room 8'00 x 5'02 (2.44m x 1.57m)

Bedroom One

13'08 x 11'10 (4.17m x 3.61m)

Walk-in Wardrobe

10'03 x 3'05 (3.12m x 1.04m)

En- Suite Bath & Shower Room

8'07 x 7'01 (2.62m x 2.16m)

Bedroom Two

12'01 max x 10'08 (3.68m max x 3.25m)

En-Suite Shower

9'07 x 3'06 (2.92m x 1.07m)

Bedroom Three

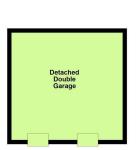
11'09 x 10'06 (3.58m x 3.20m)

Bedroom Four 10'11 x 9'07 (3.33m x 2.92m)

Family Bathroom

9'10 x 7'10 (3.00m x 2.39m)

Detached Double Garage 17'06 x 16'10 (5.33m x 5.13m)





Total area: approx. 164.6 sq. metres





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.

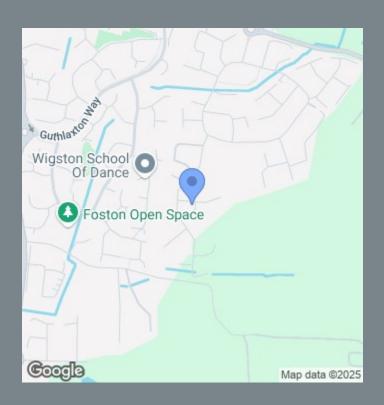
6 Gravel Pen, Wigston, LE18 3AQ £640,000

OVERVIEW

- · Four Bedroom Detached Family Home
- Double Detached Garage With Electric Doors
- Two En-suite Bathrooms, Family Bathroom & Downstairs WC
- · Ample Driveway For Multiple Cars
- · Under NHBC Warranty & Insurance
- · Excellent Condition Throughout
- · Viewings Highly Advised
- · Freehold Property
- EPC Rating B
- · Council Tax Band F

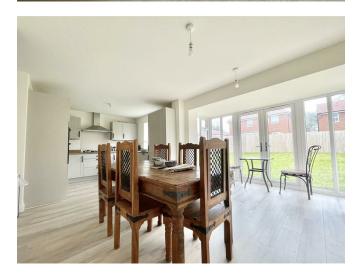
LOCATION LOCATION....

Gravel Pen in Wigston is a quiet, residential area known for its suburban charm and community feel. The neighbourhood offers a mix of modern and traditional homes, with a peaceful atmosphere that appeals to families and professionals alike. With convenient access to local amenities, schools, and transport links, it provides a balance between suburban living and easy connections to Leicester and beyond. The area is well-served by green spaces and local shops, making it a comfortable and welcoming place to live.













This stunning four-bedroom detached Davidson Home is situated in the desirable Gravel Pen area of Wigston and is in virtually brand-new condition. Offering spacious and modern living, the property boasts high-quality finishes throughout. Upon entering, a large hallway leads to a spacious separate dining room, a study, and a generous living room with patio doors opening onto the rear garden. The kitchen-diner is bright and spacious, featuring a square bay window with additional patio doors to the garden, and a separate utility room for added convenience. A downstairs WC completes the ground floor. Upstairs, there are four well-proportioned double bedrooms. The main bedroom benefits from a walk-in wardrobe and a luxurious en-suite with a bathtub, shower, sink, and WC. The second bedroom also has an en-suite shower room, while the remaining two bedrooms share a modern family bathroom with a bathtub, separate shower, sink, and WC. The rear garden is a fantastic size, featuring a slabbed patio and a neatly mowed lawn. A detached double garage with two electric doors and full electrical supply provides ample storage and parking. This exceptional home offers modern comfort, generous space, and a peaceful setting, making it ideal for families and professionals alike.







