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

Living Room 17'2 x 10'11 (5.23m x 3.33m)

Kitchen Diner 17'2 x 15'10 (5.23m x 4.83m)

Downstairs WC 4'8 x 4'10 (1.42m x 1.47m)

Bedroom One 16;11 x 13'2 (4.88m;3.35m x 4.01m)

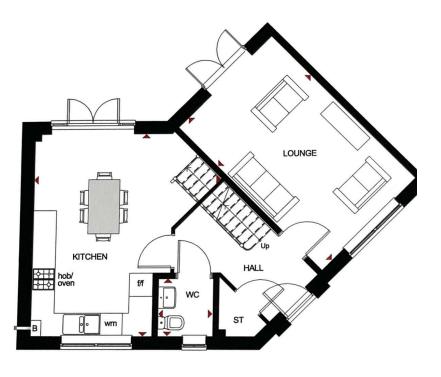
En-Suite 8'2 x 6'4 (2.49m x 1.93m)

Bedroom Two 13 x 12'5 (3.96m x 3.78m)

Bedroom Three 7'7 *x* 7'3 (2.31m *x* 2.21m)

Family Bathroom 6'1 x 6'11 (1.85m x 2.11m)

Detached Garage







IXTURES 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 Roda, Wigston, Leicester, LLIS INK
Telephone: Ol16 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?

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 use no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

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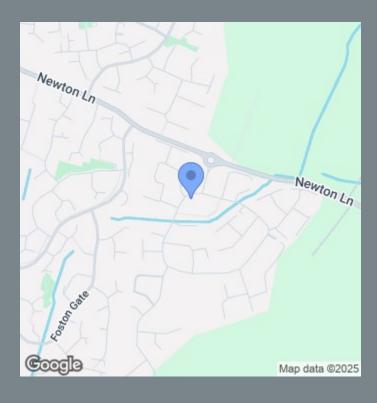
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reliect on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- · Detached 'Eskdale' Family Home
- · Garage & Driveway
- Downstairs WC & Ensuite Shower Room
- · Three Good Size Bedrooms
- · Rear Garden With Mature Fruit Trees
- Sought After Location
- · Viewings Highly Advised
- · Council Tax Band D
- · Freehold Propery
- · EPC Rating B

LOCATION LOCATION....

Clayhill Field enjoys a sought-after position in Wigston, just a few miles from Leicester city centre with excellent transport links via South Wigston station. The area is well served by a range of local shops, cafés and everyday amenities, along with highly regarded schools including Glenmere, Little Hill and Wigston Academy. For leisure, residents can enjoy picturesque countryside walks and scenic routes along the Grand Union Canal, making this a perfect location for families and professionals alike.











THE INSIDE STORY

This beautifully presented three-bedroom Eskdale style home, built by Barratt Homes, is situated on the popular Clayhill Field development in Wigston. The property offers a perfect balance of modern design, generous living space and a welcoming community.

As you step inside, the entrance hall leads to a bright and airy lounge with patio doors opening directly onto the rear garden. This room feels spacious yet cosy, making it ideal for both family time and relaxation. On the opposite side, the spacious kitchen diner provides ample storage, integrated appliances and room for a large dining table. Patio doors from here also lead into the rear garden, creating a seamless flow between indoor and outdoor living. A modern downstairs WC completes the ground floor.

Upstairs, the home continues to impress with a spacious landing leading to three well-proportioned bedrooms. The main bedroom is generous in size and benefits from its own en-suite shower room. The second bedroom is another bright and spacious double, while the third bedroom is currently used as a home office but works equally well as a single bedroom or nursery.

The rear garden has been thoughtfully landscaped to feel like a private oasis. It features a sheltered seating area, a paved section and a lawn with fruit trees, offering a wonderful mix of relaxation and greenery. To the front of the property, there is excellent kerb appeal with a neat front garden, a driveway and a garage.

Life on Clayhill Field is about more than just the house. The development has a strong sense of community, with residents enjoying organised walks, runs, kayaking days and even a shared allotment where neighbours can meet and grow together.

This home combines modern family living with a fantastic location and a community feel, making it an excellent choice for anyone looking to settle in Wigston.







