

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)

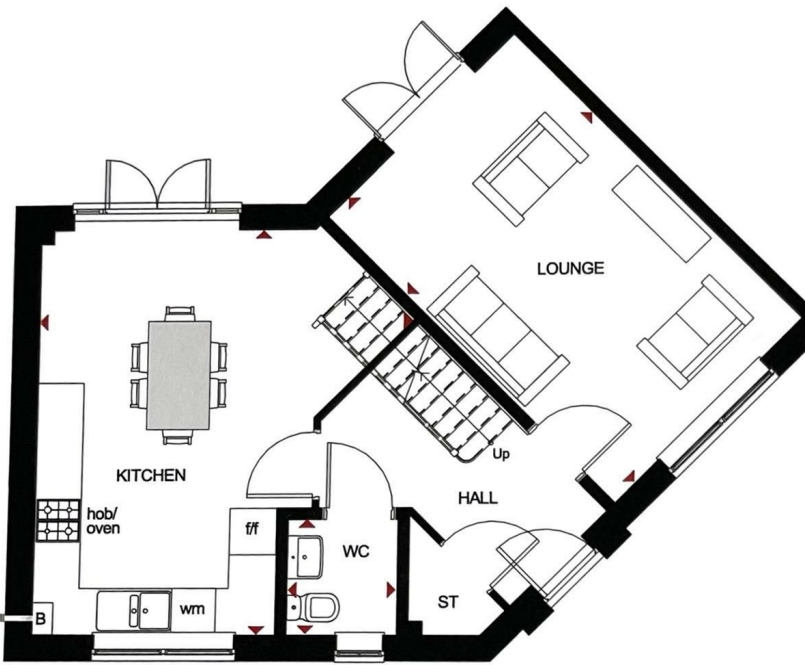
En-Suite
8'2 x 6'4 (2.49m x 1.93m)

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



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 Property
- 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, caf  s 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.

