

FLOOR PLAN

DIMENSIONS

Entrance Hall
4'01 x 6'03 (1.24m x 1.91m)

Living Room
23'08 x 14' (7.21m x 4.27m)

Dining Room
14'09 x 11' (4.50m x 3.35m)

Dining Ktichen
10'05 x 14'01 (3.18m x 4.29m)

Outer Lobby

Downstairs WC
3'02 x 6'04 (0.97m x 1.93m)

Landing

Bedroom One
13'03 x 14' (4.04m x 4.27m)

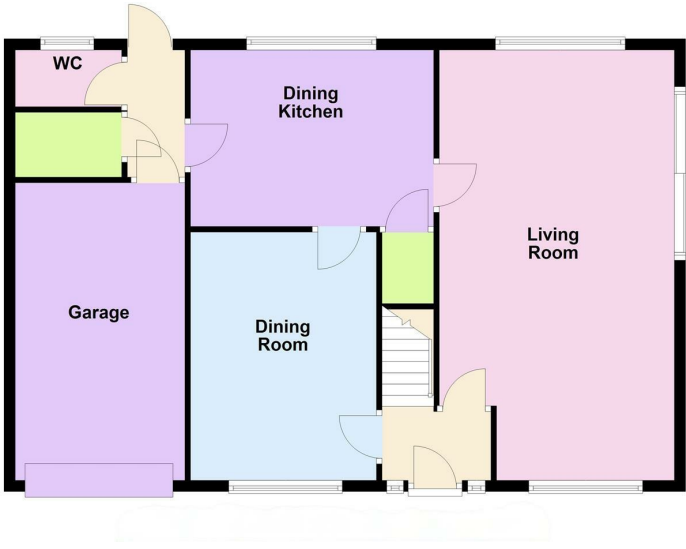
Bedroom Two
14'02 x 11'01 (4.32m x 3.38m)

Bedroom Three
9'11 x 14'01 (3.02m x 4.29m)

Bathroom
9' x 11'01 (2.74m x 3.38m)

Separate WC
5'11 x 2'08 (1.80m x 0.81m)

Garage
17'02 x 9'09 (5.23m x 2.97m)

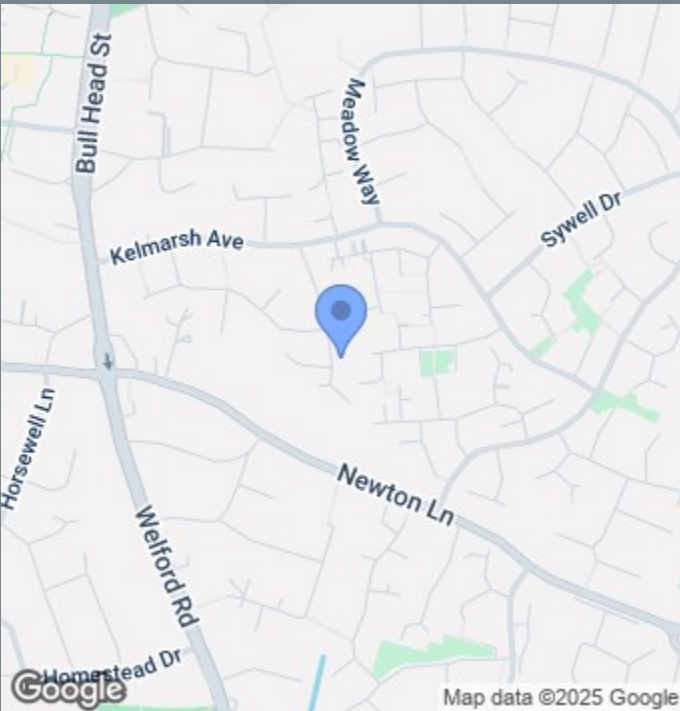


OVERVIEW

- Beautiful & Spacious Family Home
- Fabulous Location & No Chain
- Entrance Hall & Living Room
- Dining Kitchen & Dining Room
- Downstairs Cloakroom
- Three Double Bedrooms
- Family Bathroom With Separate WC
- Great Plot With Land To Three Sides
- Driveway & Garage
- EER - C, Freehold, Tax Band -D

LOCATION LOCATION....

Situated in the desirable Wigston Meadows, Clipstone Close offers a convenient and welcoming location. The area is well-served by local shops, supermarkets, and everyday amenities, with Wigston town centre close by for a wider choice of retail and dining. Excellent transport links, including regular bus routes and easy access into Leicester city centre, make commuting straightforward, while road connections via the A6 and outer ring road are also within easy reach. Families benefit from a good selection of nearby primary and secondary schools, along with nurseries and further education options. Known for its friendly atmosphere, the community enjoys access to parks, open green spaces, and leisure facilities, making this an attractive setting for both families and professionals.



THE INSIDE STORY

Tucked away on a generous plot in Wigston Meadows, this beautifully proportioned home is offered with no onward chain, making it an exciting opportunity for a growing family. On entering, the welcoming hallway sets the tone with its solid wood flooring and sense of space. The bright and airy living room is a real highlight, with windows to both the front and rear as well as patio doors opening directly onto the garden, creating a seamless flow between indoors and out. A feature fireplace adds character, while the generous layout offers plenty of room for family time, relaxed dining, or cosy evenings in. The heart of the home is the dining kitchen, where an exposed brick feature wall provides a touch of rustic charm. Fitted with wooden wall and base cabinets, integrated fridge freezer, and plumbing for a washing machine, the space is as practical as it is inviting. There is ample room for a breakfast table, making it the perfect spot for everyday meals. A separate dining room provides versatility — ideal as a formal dining space, playroom, or home office — and enjoys views over the front of the property. An outer lobby gives access to a convenient downstairs cloakroom, while upstairs the landing leads to three generously sized double bedrooms, all filled with natural light. The family bathroom boasts a four-piece suite including a walk-in shower, bath, wash hand basin, and bidet, with a separate WC for added practicality. Outside, the property continues to impress with a driveway and front garden, along with a garage complete with power, lighting, and a secondary garage door that opens onto an additional driveway to the side. The garden is mainly laid to lawn with a patio area, offering the perfect setting for summer entertaining and family playtime. This is a home that combines space, flexibility, and a fantastic location, making it a wonderful choice for family living.

