

## 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 Kitchen**  
 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)

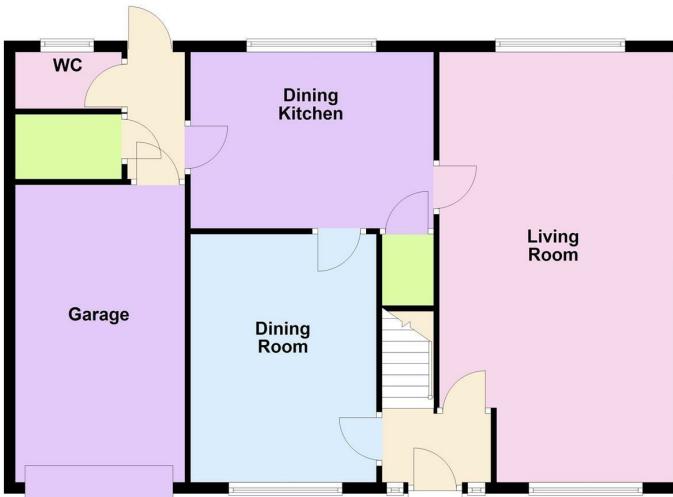
**Bedroom Two**  
 14'02 x 11'01 (4.32m x 3.38m)

**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)



**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: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto: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/](http://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.

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 will be no delay in agreeing a sale.

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.

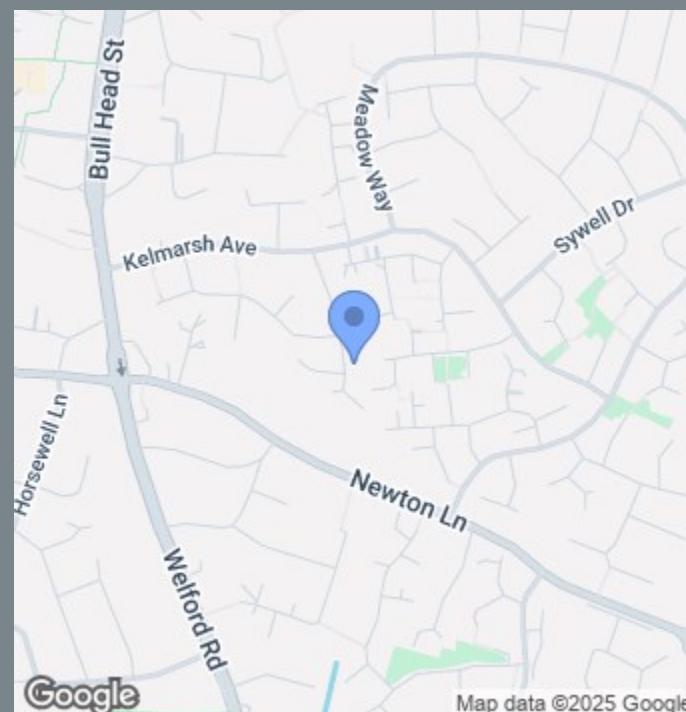
34 Clipstone Close, Wigston, LE18 3QS  
**Offers Over £375,000**

# 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.

