

FLOOR PLAN

DIMENSIONS

Lounge Diner

14'1 x 11'7 (4.29m x 3.53m)

Breakfast Kitchen

7'3 x 11'7 (2.21m x 3.53m)

Landing

Bedroom One

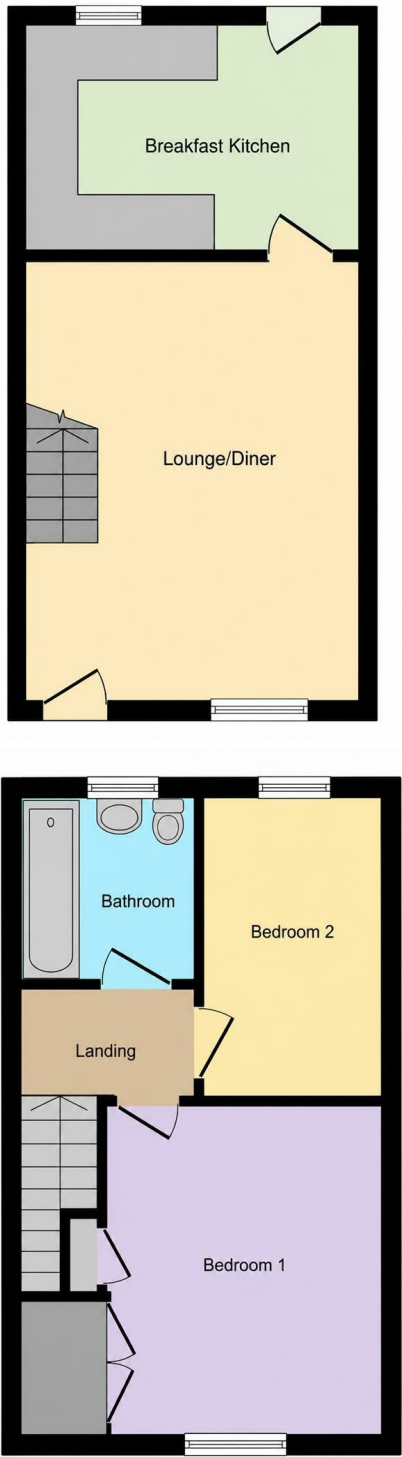
11'5 x 11'7 (3.48m x 3.53m)

Bedroom Two

9'11 x 5'3 (3.02m x 1.60m)

Bathroom

8'10 x 6'2 (2.69m x 1.88m)

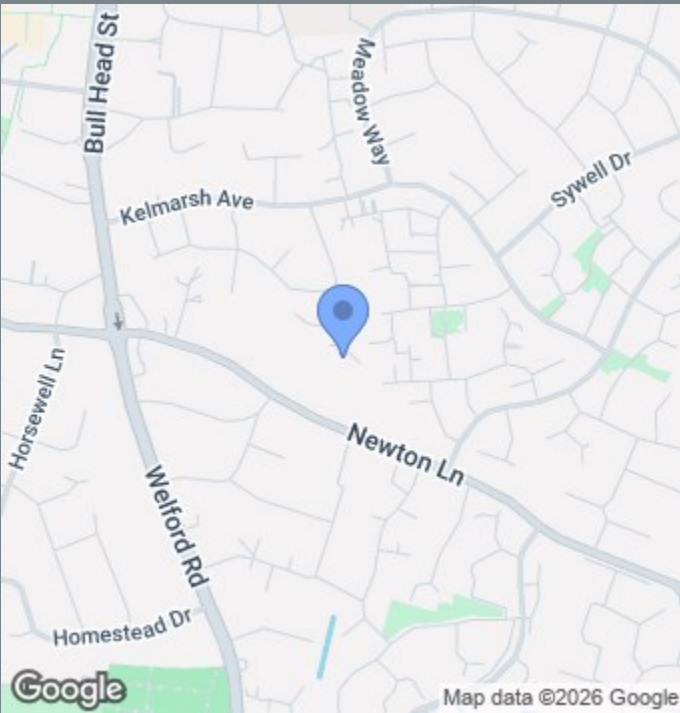


# OVERVIEW

- Beautifully Presented Home
- Great Location & No Onward Chain
- Lounge Diner
- Breakfast Kitchen
- Two Bedrooms
- Modern Bathroom
- Driveway To Front
- Low Maintenance Rear Garden
- Viewing Is A Must
- EER - D, Freehold, Tax Band - B

# LOCATION LOCATION....

Clipstone Gardens enjoys a pleasant position within the ever-popular Wigston Meadows development, a family-friendly neighbourhood known for its attractive green spaces, community feel and excellent convenience. The development has become one of Wigston's most sought-after locations, offering a peaceful residential environment while remaining close to a wealth of local amenities. Residents benefit from nearby supermarkets, cafés, local shops and leisure facilities, with Wigston town centre and Oadby providing an even wider selection of retail and dining options. Families are particularly well served by nearby schools, including Meadow Community Primary School and Wigston Academy, while numerous parks, play areas and open green spaces create a wonderful setting for outdoor activities. The area also enjoys excellent transport connections, with regular bus services, nearby rail links from South Wigston and Leicester stations, and straightforward access to the A6, A563 ring road and M1 motorway.



# THE INSIDE STORY

Situated in a fabulous location, this beautiful semi-detached home, with no onward chain is perfect for first-time buyers looking for a property they can move straight into and enjoy. Beautifully presented throughout, the home offers a wonderful balance of comfort, practicality and modern living. The lounge diner provides a welcoming heart to the property, with a window to the front allowing natural light to fill the room. A feature fireplace creates an attractive focal point, while the generous proportions offer ample space for both relaxing and dining. Whether hosting friends, enjoying cosy evenings in, or gathering around the table with family, this versatile room adapts effortlessly to modern lifestyles. The breakfast kitchen is both stylish and practical, fitted with a range of white wall and base units complemented by contrasting black work surfaces. There is space for a small table and chairs, creating the perfect spot for morning coffee, casual dining, or planning the day ahead. A door leads directly into the garden, providing an easy connection between indoor and outdoor living. Upstairs, the landing leads to two bedrooms. Bedroom one is a particularly attractive and spacious, enhanced by fitted wardrobes providing excellent storage and stylish wall panelling that adds character and a contemporary finish. The second bedroom offers comfortable accommodation with flexibility for guests, dressing space, or a home office if required. The bathroom serves the first floor and provides a bright and functional space for everyday use. Externally, the property continues to impress with a driveway providing convenient off-road parking for two cars. To the rear, the low-maintenance, South facing garden has been thoughtfully designed to provide an attractive outdoor space without the upkeep, making it perfect for relaxing, entertaining, or simply enjoying the warmer months.

