13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

nestegg properties

FLOOR PLAN

DIMENSIONS

Porch

2'02 x 7'07 (0.66m x 2.31m)

Entrance Hall

14'01 x 5'06 (4.29m x 1.68m)

Lounge

13'06 x 11'06 (4.11m x 3.51m)

Dining Room

8'03 x 8'02 (2.51m x 2.49m)

Kitchen

8'11 x 8'11 (2.72m x 2.72m)

Conservatory

8'06 x 16'08 (2.59m x 5.08m)

Landing

Bedroom One

13'07 x 9'08 (4.14m x 2.95m)

Bedroom Two

8'02 x 9'05 (2.49m x 2.87m)

Bedroom Three

9'06 x 7'05 (2.90m x 2.26m)

Shower Room

5'07 x 5'10 (1.70m x 1.78m)







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 15 Leteester Roda, Wigston, Leteester, LEIS INK
Telephone: 0.116 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 OTIG 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 is

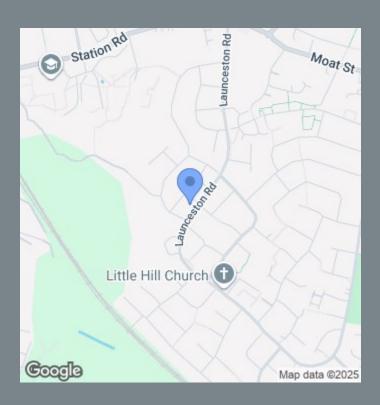
be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes-FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be reli

OVERVIEW

- · Family Home In Cul De Sac Location
- · No Onward Chain
- · Porch & Entrance Hall
- · Lounge & Dining Room
- Kitchen & Conservatory
- · Three Bedrooms & Shower Room
- · Driveway & Garden
- · Garage & Workshop
- · Viewing Is Essential
- EER tbc, Freehold, Tax Band B

LOCATION LOCATION....

Barton Close on the Little Hill estate in Wigston is a peaceful residential location with a strong sense of community & excellent local amenities, making it an attractive place to live. Families benefit from well-regarded schools including Little Hill Primary, Glenmere Primary & Wigston Academy, with Wigston College nearby for further education. Lovely green spaces & parks are just a short walk away, offering ideal spots for children to play or for relaxing strolls. Everyday essentials are close at hand with local shops, cafés & Wigston town centre nearby, while Fosse Park retail destination is only a short drive for a wider range of shopping & dining options. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road & motorways, and South Wigston train station for convenient rail travel. With good schools, green spaces, local amenities & a welcoming neighbourhood, Barton Close offers a fantastic setting for family life.











THE INSIDE STORY

This wonderful semi-detached family home sits on a fantastic plot and is offered to the market with no onward chain, ready and waiting for a new family to make it their own. The property offers plenty of space and potential, with a welcoming porch leading into a spacious entrance hall that sets the tone for the rest of the home. The lounge and dining room provide a lovely, light-filled space that's perfect for both family living and entertaining—whether it's cosy evenings together or larger gatherings. From here, a door opens into a generous conservatory, an ideal spot for enjoying morning coffee, relaxing with a book or watching the garden change with the seasons. The kitchen offers great scope for modernisation and the opportunity to create a warm and functional heart of the home. Upstairs, the landing leads to three well-proportioned bedrooms, each offering space for restful nights and personal touches, along with a practical shower room. Outside, the property continues to impress with a driveway providing ample parking, a great sized garage and a useful workshop with barn style doors to the front. The rear garden has been designed with ease in mind, featuring a patio area for outdoor dining and low-maintenance artificial grass—ideal for families to enjoy year-round. This is a home full of charm and potential, just waiting for its next chapter.







