

FLOOR PLAN

DIMENSIONS

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

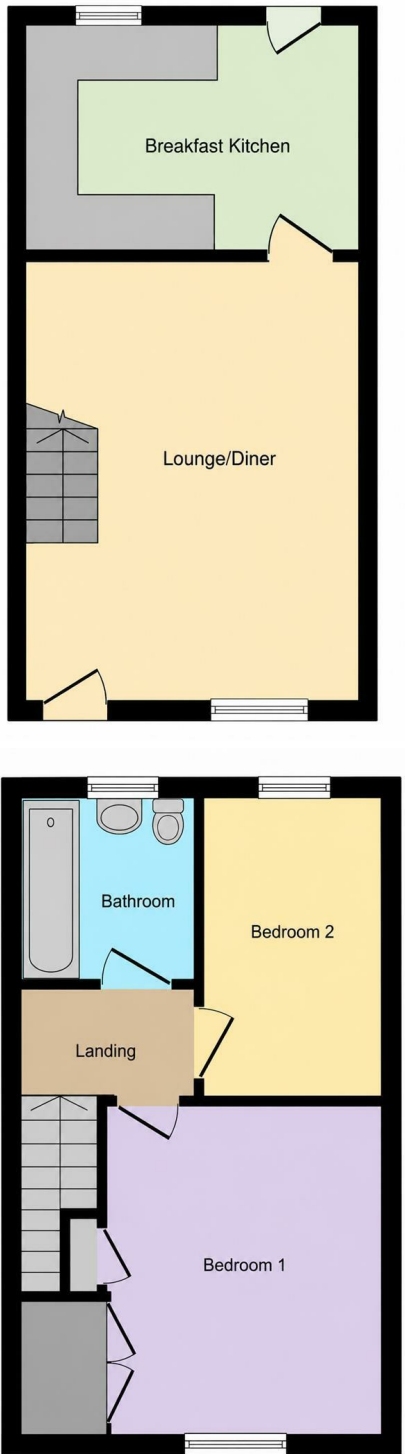
Breakfast Kitchen
7'3 x 11'7 (2.21m x 3.53m)

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)



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 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?
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.

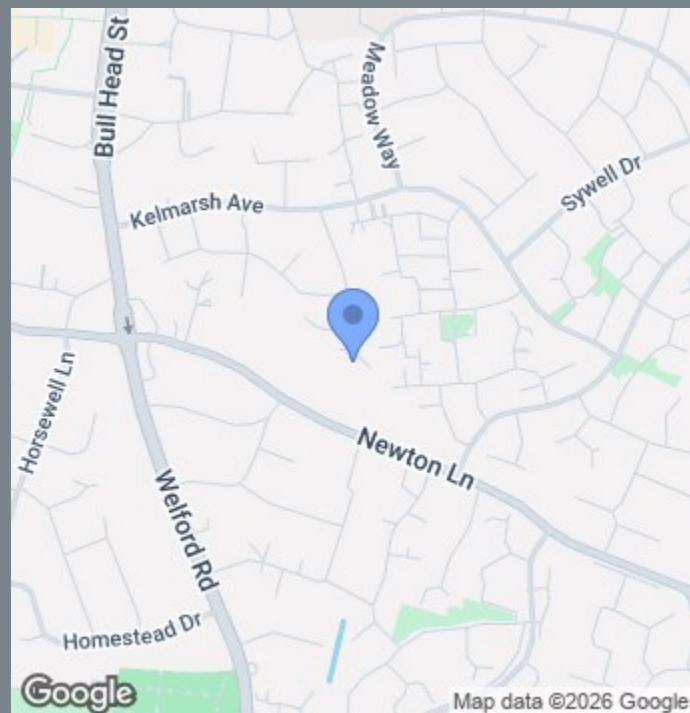
14 Clipstone Gardens, Wigston, LE18 3UN
Offers In Excess Of £190,000

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.

