



**Waldens Way, Leicester, LE18 3UR**

Part of

**ANDREW GRANGER & CO**

**SHELDON BOSLEY KNIGHT** LAND AND PROPERTY PROFESSIONALS

# Property Description





## Key Features

- Detached home with garage and parking
- Upgraded kitchen with integrated appliances
- Bay-fronted lounge Home office
- Main bedroom with wardrobes and en suite
- South-facing garden
- Exclusive and private setting
- Limited Availability
- Enhanced specification as standard
- Part Exchange and assisted move schemes available

**£559,995**





EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority

#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# The Nook

The Nook at Wigston Meadows  
 Seaton Road, Wigston, Leicestershire LE18 3YU  
 A premium collection 4 & 5 bedroom homes

- **The Bradgate**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Emerson**  
5 bedroom home
- **The Manning**  
5 bedroom home
- **The Moreton**  
5 bedroom home
- **The Uckfield**  
5 bedroom home

- N 8h Collection Point
- G Gas Governor



- Balancing Pond
- New Tree Line
- Mature Trees
- Photovoltaic Panels
- Electric Vehicle Charging
- A/C EPC Rating
- Argon Filled Double Glazing
- Improved Ventilation System
- Waste Water Heat Recovery System
- Highly Efficient Insulation System
- Giving nature a home on this development:**
  - Bird Box
  - Starling Nest Box
  - Bat Box
  - Enclosed Bat Box
  - Swift Nesting Brick
  - Sparrow Terrace
  - Hedgehog Highway

See the Difference at [dwh.co.uk](http://dwh.co.uk)

To view this property please contact our New Homes (Leicestershire) office on 0116 3087740

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 WHERE QUALITY MEETS AFFORDABILITY  
 Part of  
**ANDREW GRANGER & CO**  
**SHELDON BOSLEY KNIGHT**  
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