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

Entrance Hall

Lounge
14' x 12'01 (4.27m x 3.68m)

Dining Kitchen
9'11 x 15'06 (3.02m x 4.72m)

Downstairs Cloakroom
5'10 x 3'02 (1.78m x 0.97m)

Landing

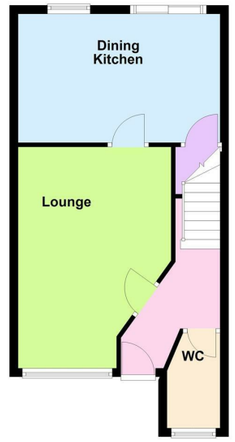
Bedroom One
8'07 x 15'05 (2.62m x 4.70m)

Bedroom Two
9' x 9'03 (2.74m x 2.82m)

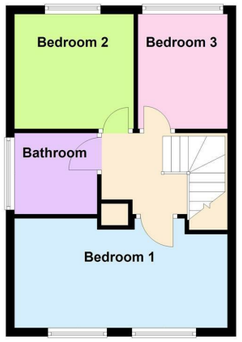
Bedroom Three
9' x 5'10 (2.74m x 1.78m)

Bathroom
6'03 x 6'02 (1.91m x 1.88m)

Ground Floor



First Floor





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.

17 Brighton Close, Wigston, LE18 1EF

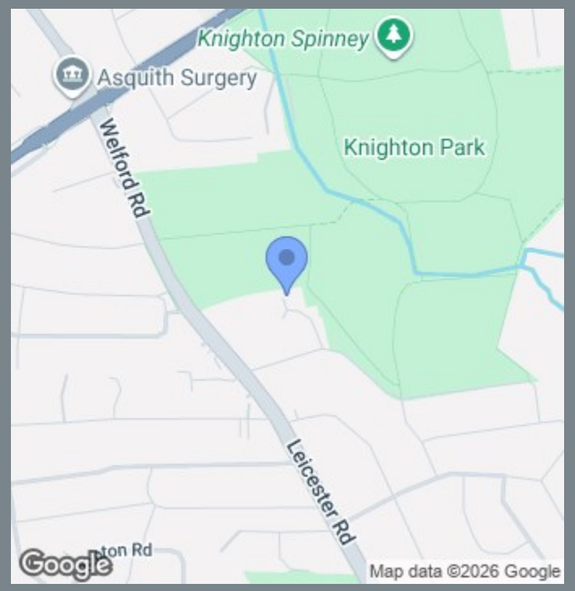
£250,000

OVERVIEW

- Lovely Family Home
- Great Location With Open Views
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen & Downstairs WC
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Beautiful Garden
- Viewing Is Essential
- EER - C, Freehold, Tax Band -C

LOCATION LOCATION....

Brighton Close is a quiet cul-de-sac located within a popular residential area of Wigston, known for its strong community feel and convenient access to local amenities. The area benefits from nearby shops and supermarkets, including Sainsbury's and Tesco within easy reach, along with further retail options in Wigston town centre. Families are particularly well served, with a number of reputable schools nearby such as Water Leys Primary School, All Saints Primary School and Wigston Academy. A standout feature of the location is its outlook towards Knighton Park, offering attractive green views and easy access to open parkland, walking routes and outdoor recreation. Brighton Close is also well positioned for travel, with regular bus services, nearby rail links from South Wigston and Leicester stations, and easy access to the A6, A563 ring road and M1, making it a practical choice for commuters. Overall, the area offers a well-balanced setting combining convenience, green surroundings and a welcoming neighbourhood atmosphere.











THE INSIDE STORY

Tucked away within a quiet cul-de-sac, this lovely end townhouse enjoys a fantastic position with open views to the rear overlooking Knighton Park, offering a wonderful sense of space and a picturesque backdrop. Offered to the market with no onward chain, this home presents an excellent opportunity for a smooth and straightforward move. Upon entering, you are welcomed into an entrance hallway that leads through to a bright and comfortable lounge. With a window to the front aspect, this inviting space is perfect for relaxing, unwinding, or entertaining guests. To the rear, the dining kitchen provides a sociable and practical layout, ideal for modern living. With ample space for both cooking and dining, it serves as the heart of the home—perfect for family meals or hosting friends. Patio doors from the dining area open out onto the garden, allowing natural light to flow through and creating a seamless connection between indoor and outdoor spaces. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. The family bathroom provides a functional and comfortable space to serve the household. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. The rear garden features a combination of lawn and patio, creating a great outdoor space for relaxing or entertaining, all while enjoying the lovely open views across Knighton Park. A fantastic home in a peaceful yet highly desirable setting—early viewing is highly recommended.







