

FLOOR PLAN

DIMENSIONS

Hallway

Living Room
17'9 x 12'9 (5.41m x 3.89m)

Dining Kitchen
11'11 x 15'6 (3.63m x 4.72m)

Downstairs Cloakroom

Landing

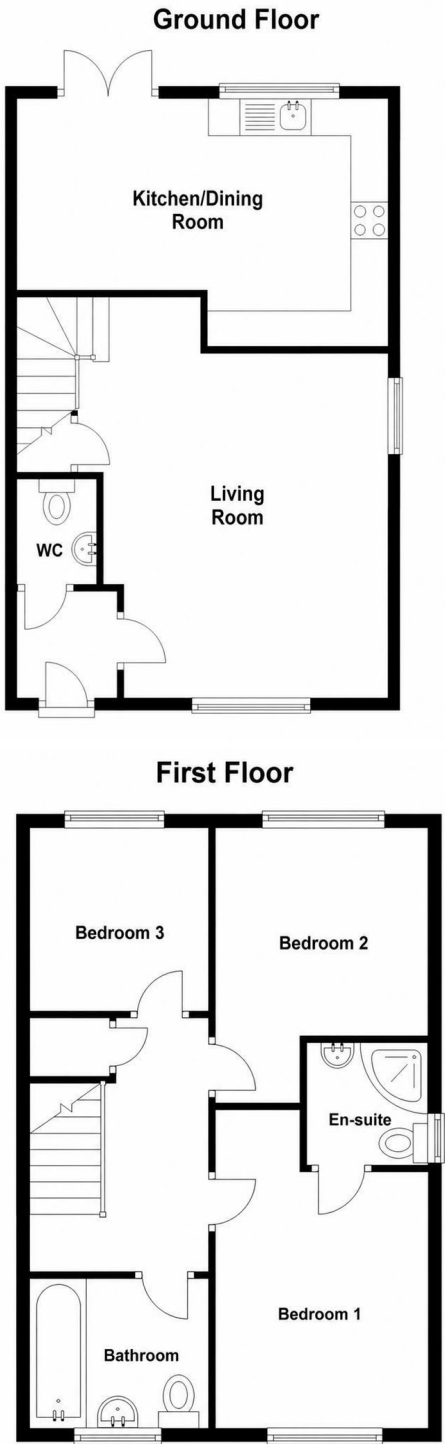
Bedroom One
13'6 x 8'3 (4.11m x 2.51m)

En Suite

Bedroom Two
12'10 x 8'3 (3.91m x 2.51m)

Bedroom Three
8'9 x 7' (2.67m x 2.13m)

Bathroom



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.

16 Meadow Hill, Wigston, LE18 3UA
£280,000

OVERVIEW

- Beautiful Home In Great Location
- Viewing Is A Must
- Hallway & Downstairs Cloakroom
- Spacious Living Room
- Modern Dining Kitchen
- Three Bedrooms
- Bathroom & En Suite To Primary
- Thoughtfully Landscaped Garden
- Driveway, EV Charger & No Onward Chain
- EER - B, Freehold, Tax - C

LOCATION LOCATION....

Meadow Hill forms part of a small and modern development within Wigston, offering a peaceful residential setting with a welcoming community atmosphere. The development is particularly appealing to families and professionals looking for modern living while still being close to excellent local amenities. Nearby Wigston town centre provides a great mix of shops, supermarkets, cafés and everyday services, with further retail and leisure facilities easily accessible in Leicester city centre and Oadby. Families are well catered for with reputable local schools within easy reach, alongside nearby parks and green spaces perfect for walking, outdoor activities and family time. The location also benefits from excellent transport links, including regular bus services, nearby rail connections and convenient access to the A6, A563 ring road and M1, making commuting straightforward. Combining modern surroundings with convenience and a strong sense of community, Meadow Hill offers a highly desirable place to call home.



THE INSIDE STORY

Built in 2018 by Westleigh Homes, this beautifully maintained semi-detached family home offers stylish & modern accommodation in a fantastic location, perfectly placed for excellent schooling, transport links & local amenities. Beautifully presented throughout, the property is ideal for modern family living & demands an internal viewing to fully appreciate all that is on offer. Upon entering, you are welcomed into a bright entrance hall leading through to the spacious living room, a warm & inviting space perfect for relaxing with family or entertaining guests. Benefitting from natural light & useful under stairs storage, this room offers plenty of space for comfortable seating & everyday living. To the rear, the dining kitchen truly forms the heart of the home. Fitted with a range of wall & base units complemented by worktops, integrated dishwasher, oven, hob & extractor, this stylish yet practical room has been designed with modern lifestyles in mind. There is ample room for a dining table & chairs, making it ideal for family meals, social gatherings, or entertaining, while french doors open directly onto the garden creating a wonderful indoor & outdoor flow. A downstairs guest WC adds further practicality for busy households. Upstairs, the property offers three well-proportioned bedrooms, all beautifully presented & versatile depending on individual requirements. The primary bedroom benefits from its own en suite shower room, while the modern family bathroom is fitted with a bath & shower, wash hand basin & WC, creating a bright & functional space. Externally, the home continues to impress. To the front are mature borders alongside a generous tandem driveway providing ample off-road parking. The recently landscaped rear garden offers a fantastic outdoor retreat, mainly laid to lawn with multiple patio seating areas perfect for entertaining or relaxing. A pergola creates a lovely focal point, while the timber-built shed with power offers excellent storage.