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
12'6" x 12'2" (3.83 x 3.73)

Family Living Kitchen
20'10" x 18'1" (6.37 x 5.53)

Utility
13'11" x 5'9" (4.25 x 1.76)

Downstairs Cloakroom

Landing

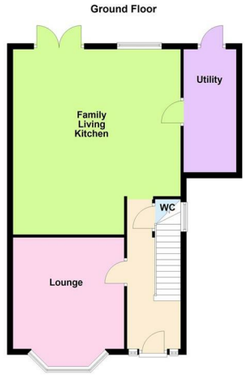
Bedroom One
11'9" x 10'11" (3.6 x 3.33)

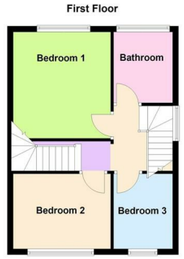
Bedroom Two
12'4" x 7'10" (3.77 x 2.4)

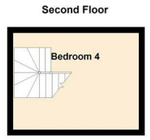
Bedroom Three
7'5" x 6'5" (2.28 x 1.98)

Bathroom
7'9" x 6'8" (2.38 x 2.04)

Bedroom Four
10'10" x 11'9" (3.32 x 3.6)









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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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.

12 Sandy Rise, Wigston, LE18 3QB

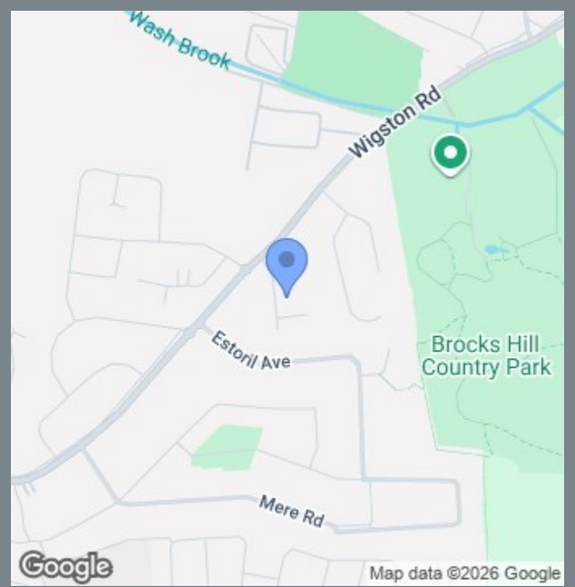
Offers In Excess Of £350,000

OVERVIEW

- Stunning Extended Family Home
- Fabulous Location
- Hallway & Lounge
- Beautiful Family Living Kitchen
- Utility Room & Downstairs Claokroom
- Four Bedrooms & Bathroom
- Driveway & Garage For Storage
- Lovely Rear Garden
- Viewing Is Highly Advised
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Sandy Rise is situated within a popular residential area of Wigston, ideally positioned on the edge of Oadby, offering a desirable blend of convenience and community. The area benefits from a wide range of nearby shops, supermarkets and everyday amenities, with both Wigston town centre and Oadby Parade providing an excellent choice of retail, cafés and services. Families are particularly well catered for, with access to a number of well-regarded primary and secondary schools in both Wigston and Oadby. Residents also enjoy excellent access to green spaces, including nearby parks and the much-loved Brocks Hill Country Park, offering open parkland, walking routes and family-friendly outdoor space. Sandy Rise is well positioned for travel, with regular bus services, easy access to the A6 and A563 ring road, and convenient routes to the M1, making it ideal for commuters. Combining strong schooling, great amenities and a prime position between two popular areas, Sandy Rise offers a highly attractive place to live.











THE INSIDE STORY

Situated in a fabulous and highly sought-after location, this beautiful extended family home offers spacious & versatile accommodation throughout, perfectly suited to modern living. Upon entering, you are welcomed into a bright entrance hall that leads through to a charming lounge, featuring a bay window that fills the room with natural light and a cosy log burner—creating the perfect space to relax and unwind. To the rear, the stunning family living kitchen truly forms the heart of the home. Finished to a high standard with a sleek and contemporary feel, it features a range of modern wall & base units alongside a matching central island with breakfast bar—ideal for casual dining or socialising while cooking. High-quality integrated appliances include an eye-level double oven, induction hob & dishwasher, while the overall design offers both style and functionality. There is ample space for a dining table & chairs, making it perfect for family meals or entertaining, while the adjoining seating area provides a more relaxed space to unwind. Flooded with natural light from skylights above and with French doors opening onto the garden, this impressive room seamlessly blends indoor & outdoor living and creates a real "hub" of the home. A separate utility room & downstairs cloakroom add further practicality. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite, offering both comfort & functionality. Stairs rise to a fourth bedroom, providing excellent flexibility as a guest room, home office or private retreat. Externally, the property continues to impress with a driveway providing off-road parking, a front garden and a garage. The rear garden offers a fantastic outdoor space, featuring a patio area for dining & a lawn perfect for families or relaxing in the warmer months A truly spacious & stylish home in a prime location—early viewing is highly recommended.







