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

Lounge
10'11 x 11'8 (3.33m x 3.56m)

Dining Room
11'4 x 11'8 (3.45m x 3.56m)

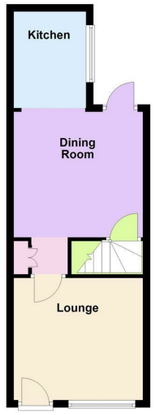
Kitchen
8'4 x 6'5 (2.54m x 1.96m)

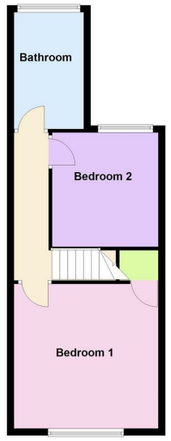
Landning

Bedroom One
13'8 x 13'8 (4.17m x 4.17m)

Bedroom Two
10'10 x 9'10 (3.30m x 3.00m)

Bathroom
15'2 x 6'6 (4.62m x 1.98m)





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.

Ecremont House, 10 Bushloe End, Wigston, LE18 2BA

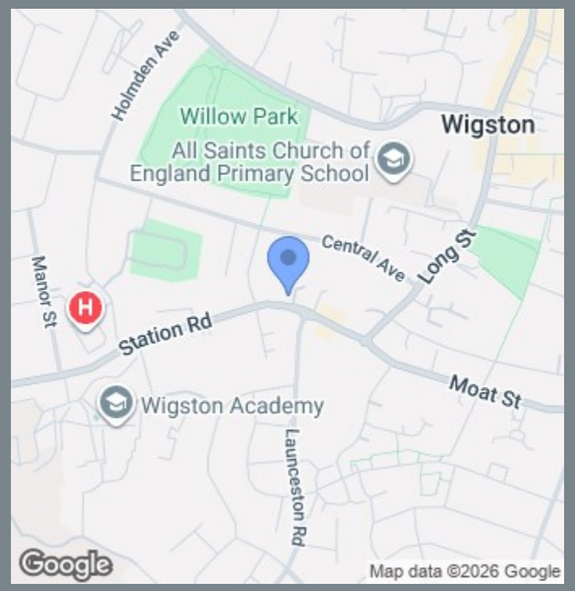
Offers In Excess Of £210,000

OVERVIEW

- Beautiful Period Home With Original Features
- Popular Location
- Lounge With Open Fire
- Dining Room & Kitchen
- Two Spacious Bedrooms
- Family Bathroom
- Fabulous Garden
- Viewing Essential
- EER rating - c, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Bushloe End in Wigston is a charming spot that blends history with everyday convenience, making it a great choice for families & commuters alike. The area is well served by schools including Glenmere, Little Hill, All Saints, Wigston Academy & Wigston College, plus specialist provision at Birkett House. Shops, cafés, pubs & local services are all close at hand, with the characterful Framework Knitters Museum & The Plough Inn adding a touch of heritage. Green spaces nearby offer room to unwind, while excellent transport links—with frequent bus services into Leicester & South Wigston train station just minutes away—make travel simple. It's a place that feels both welcoming & well connected.



THE INSIDE STORY

Dating back to 1887, Ecremont House is a captivating period property that exudes charm and character while thoughtfully embracing modern-day living, creating a home that is both steeped in history and perfectly suited for today's lifestyle. From the moment you step inside, the warmth and personality of this residence become clear, with a welcoming lounge centred around a traditional open fire and framed by a front-facing window that fills the space with natural light, offering the perfect spot to relax on cosy evenings. The adjoining dining room, with its striking feature fireplace, provides an elegant setting for family meals and gatherings, and with direct access to the garden, it effortlessly extends the living space outdoors, making it ideal for entertaining in the warmer months. Flowing seamlessly from the dining area, the kitchen is both stylish and functional, fitted with timeless shaker-style wall and base units, beautifully contrasted by sleek work surfaces, and finished with modern touches including an integrated fridge/freezer, a sink with drainer and mixer tap, and plumbing for a washing machine, ensuring convenience without compromising on design. Upstairs, the landing opens to two generously proportioned and beautifully finished bedrooms, each offering a sense of tranquillity and retreat, alongside a contemporary family bathroom featuring a crisp white three-piece suite that balances simplicity with elegance. Beyond the interior, the outdoor spaces are equally impressive, with a neat and welcoming front garden complemented by a fantastic rear garden that has been designed with enjoyment in mind, boasting a patio area for al fresco dining, a decked seating space perfect for morning coffee or evening drinks, and a substantial lawn that provides ample room for children to play, pets to roam, or for simply soaking up the sunshine in peace. Blending original period details with stylish modern updates, Ecremont House is a rare find, offering timeless appeal,