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

Hallway

Lounge
13'11 x 12'1 (4.24m x 3.68m)

Dining Kitchen
9'11 x 15'5 (3.02m x 4.70m)

Downstairs Cloakroom

Landing

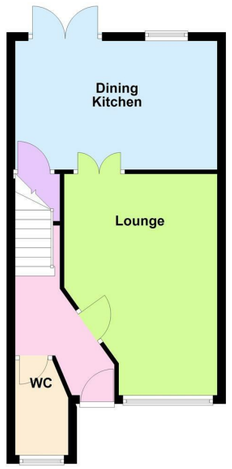
Bedroom One
8'5 x 15'6 (2.57m x 4.72m)

Bedroom Two
8'11 x 9'2 (2.72m x 2.79m)

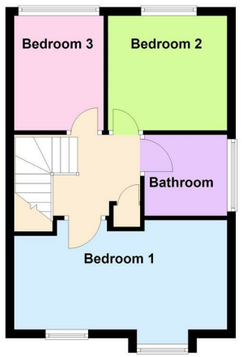
Bedroom Three
8'11 x 6' (2.72m x 1.83m)

Bathroom
6'03 x 6'04 (1.91m x 1.93m)

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.

4 Brighton Close, Wigston, LE18 1EF

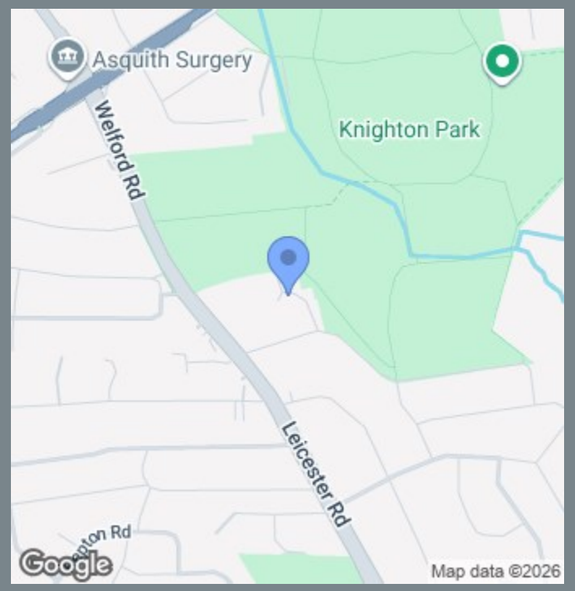
Offers In Excess Of £260,000

OVERVIEW

- Beautiful Family Home
- Cul De Sac Location
- Etrance Hall & Lounge
- Modern Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Parking For Two Cars & Landscaped Garden
- Viewing Is Must
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Brighton Close in Wigston is a peaceful and well-regarded cul-de-sac that offers a lovely mix of convenience, community spirit and excellent outdoor space right on the doorstep. Families are well served by highly regarded schools including Glenmere Primary, Little Hill Primary, All Saints and Wigston Academy, with Wigston College close by for post-16 education. One of the biggest attractions of this location is its proximity to Knighton Park, which sits directly opposite —offering beautifully maintained grounds, woodland walks, play areas, sports facilities and plenty of space for families, dog walkers and those who simply love being outdoors. Everyday amenities are within easy reach, with Wigston town centre providing supermarkets, cafés, pubs, independent shops and local services, while the popular Fosse Park retail destination is only a short drive away. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road and M1/M69, and South Wigston train station offering convenient rail connections. With its friendly neighbourhood feel, strong school options and unrivalled access to Knighton Park, Brighton Close is a truly desirable place to call home.



THE INSIDE STORY

This lovely family home sits proudly on a corner plot in a peaceful cul de sac, enjoying beautiful views of Knighton Park to the front—an idyllic setting for anyone wanting a tranquil yet convenient location. The welcoming entrance hall features beautiful wood flooring that flows seamlessly into the lounge, creating a warm & cohesive feel. The lounge itself is a wonderful space to relax, with a large window framing views of the park and a charming feature fireplace adding a cosy focal point for evenings in. The dining kitchen is equally impressive, fitted with fresh white wall & base cabinets and complemented by wood-effect work surfaces for a modern, inviting look. The dining area offers plenty of space for a family table and chairs, making it perfect for everyday meals or hosting friends, while French doors open directly into the garden—ideal for alfresco dining or extending your living space on warm days. A downstairs cloakroom adds extra convenience to the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes, offering great storage, while the remaining bedrooms provide flexibility for children, guests, a home office or hobby room. The family bathroom features a classic three-piece suite, completing the first floor. Outside, the home offers parking for two cars and an enclosed, sun filled, landscaped rear garden that provides a lovely private space to unwind. With a neat lawn and attractive planting, it's perfect for summer relaxation, outdoor play or hosting a barbecue. With charming features, a superb layout & enviable views, this is a delightful home in a truly special location.