13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Lounge Diner
20'11 x 11'02 (6.38m x 3.40m)

Breakfast Kitchen
17'05 x 10'02 (5.31m x 3.10m)

Landing

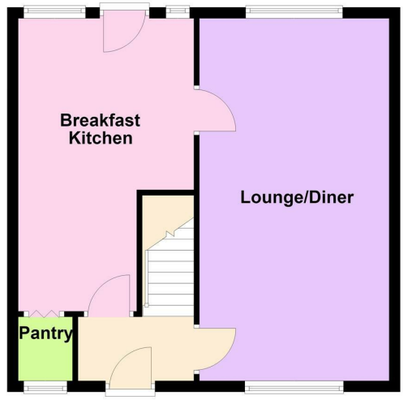
Bedroom One
10'10 x 11'03 (3.30m x 3.43m)

Bedroom Two
9'09 x 11'04 max (2.97m x 3.45m max)

Bedroom Three
11'04 x 7'01 (3.45m x 2.16m)

Shower Room
5'07 x 7'09 (1.70m x 2.36m)

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.

51 Cartwright Drive, Oadby, Leicestershire, LE2 5HN

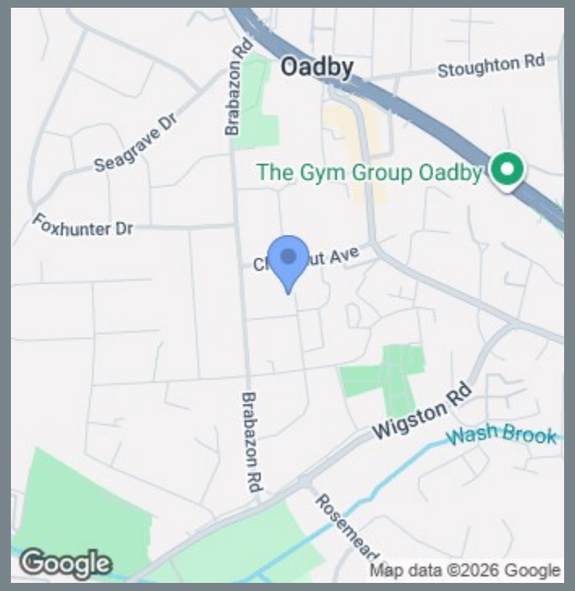
£290,000

OVERVIEW

- Spacious Home On A Substantial Plot
- Great Location
- Hallway & Lounge Diner
- Breakfast Kitchen With Pantry
- Three Bedrooms
- Modern Shower Room
- Driverway & Garage
- Fabulous Garden
- Viewing Is Advised
- EER -D , Freehold, Tax - B

LOCATION LOCATION....

Cartwright Drive enjoys a prestigious position within the highly desirable town of Oadby, one of Leicester's most sought-after residential locations. Renowned for its leafy surroundings, excellent schooling and strong sense of community, Oadby has long been a favourite with families and professionals alike. The area offers an outstanding range of amenities, including independent boutiques, cafés, supermarkets, restaurants and leisure facilities, all centred around The Parade and Oadby town centre. Families are particularly attracted to the area thanks to its highly regarded schools, including Beauchamp College, Gartree High School and several excellent primary schools. Residents also enjoy easy access to beautiful green spaces such as Brocks Hill Country Park, the University of Leicester Botanic Garden and nearby parks, providing plenty of opportunities for walking, recreation and outdoor enjoyment. Despite its peaceful and established feel, Oadby remains exceptionally well connected, with regular bus services into Leicester city centre and convenient access to the A6, A563 ring road and wider motorway network.



THE INSIDE STORY

Occupying a substantial plot within a desirable cul-de-sac location, this spacious family home offers an exciting opportunity for buyers seeking a property with generous gardens, excellent living space & fantastic potential for future extension, subject to the necessary consents. The welcoming hallway leads through to a bright & spacious lounge diner, a room designed with family life in mind. Enjoying windows to both the front & rear aspects, natural light floods the space throughout the day. The lounge area is centred around a charming fireplace, creating a cosy focal point for relaxing evenings, while the dining area enjoys lovely views over the garden, making it the perfect setting for family meals, entertaining guests, or celebrating special occasions. The breakfast kitchen is fitted with a range of white wall & base units complemented by contrasting work surfaces, providing ample storage & preparation space. There is room for a small table & chairs, ideal for casual dining, morning coffee, or keeping the cook company while meals are prepared. A walk-in pantry is a wonderful addition, offering excellent storage rarely found in modern homes. Upstairs, the landing leads to three well-proportioned bedrooms. Bedrooms one & two benefit from fitted wardrobes, while bedroom three features an inbuilt cupboard, ensuring excellent storage throughout. The shower room provides a practical & comfortable space for everyday use. Externally, the property continues to impress with a driveway providing off-road parking & access to the garage. The rear garden is undoubtedly one of the home's standout features. Generous in size & offering tremendous potential, it provides plenty of space for children to play, keen gardeners to enjoy, or for those considering extending the property in the future. A patio area is perfect for outdoor dining & entertaining, while the expansive lawn creates a wonderful backdrop for family life.