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

Porch

Lounge
14'8 x 14'4 (4.47m x 4.37m)

Dining Kitchen
8'9 x 14'7 (2.67m x 4.45m)

Landing

Bedroom One
14'3 x 8'7 (4.34m x 2.62m)

Bedroom Two
9' x 8'1 (2.74m x 2.46m)

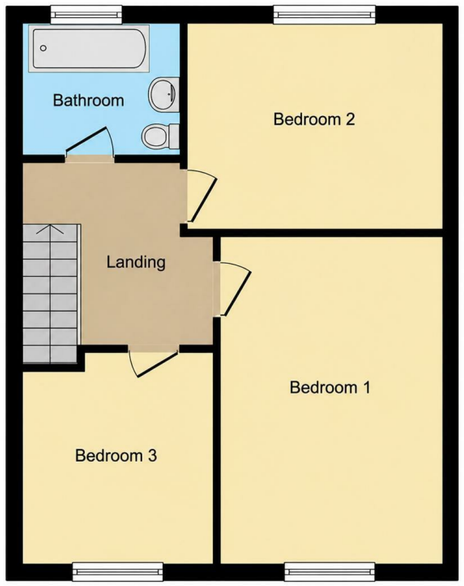
Bedroom Three
8'11 x 5'10 (2.72m x 1.78m)

Bathroom
5'4 x 5'8 (1.63m x 1.73m)

Garage
25' x 7'11 (7.62m x 2.41m)



Ground 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.

14 Culworth Drive, Wigston, LE18 3XG

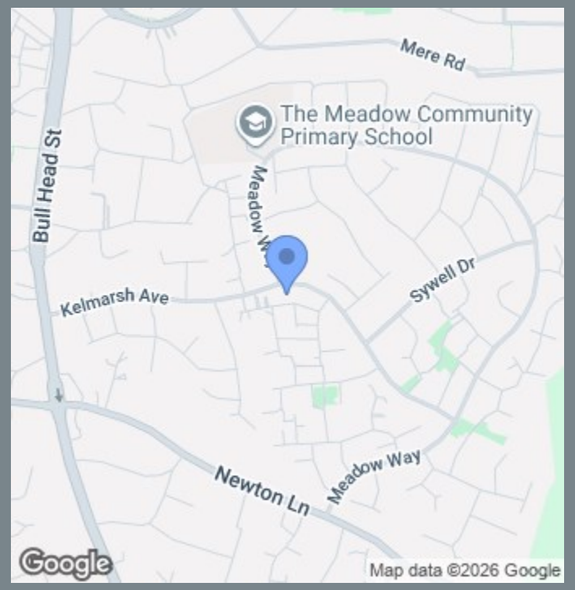
Offers In Excess Of £250,000

OVERVIEW

- Perfect First Time Or Investment Buy
- Great Location
- Porch & Spacious Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- Viewing Advised
- EER - C, Freehold, Tax - B

LOCATION LOCATION....

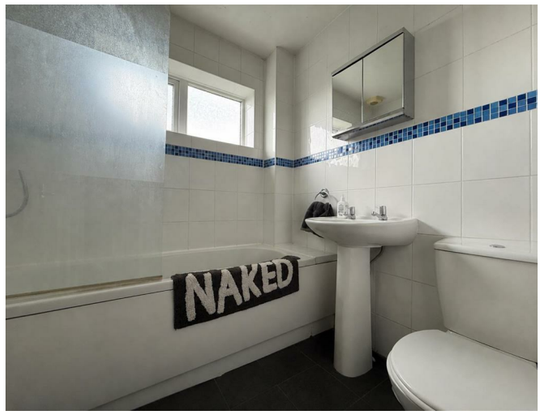
Culworth Drive is located within the ever-popular Wigston Meadows development, a well-established neighbourhood known for its family-friendly atmosphere, attractive green spaces and strong sense of community. Designed with modern living in mind, Wigston Meadows has become one of the area's most desirable residential locations, offering a peaceful setting while remaining close to a wealth of amenities. Residents benefit from nearby supermarkets, cafés, local shops and leisure facilities, with both Wigston town centre and Oadby providing an even wider selection of retail and dining options. Families are particularly well catered for, with highly regarded schools including Meadow Community Primary School and Wigston Academy within easy reach. The area also boasts numerous parks, play areas and open green spaces, creating a wonderful environment for outdoor activities and family life. For commuters, Culworth Drive is ideally positioned with regular bus services, nearby rail links from South Wigston and Leicester stations, and convenient access to the A6, A563 ring road and M1 motorway. Combining convenience, community spirit and excellent connectivity, Culworth Drive enjoys a fantastic setting within one of Wigston's most sought-after developments.











THE INSIDE STORY

Situated within the ever-popular Wigston Meadows development, this attractive three-bedroom semi-detached home offers well-presented and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize without compromise. The property is welcomed by a useful entrance porch, leading through to a spacious and inviting lounge. Bathed in natural light from the front-facing window, this comfortable living space is centred around a charming feature fireplace, creating the perfect setting for both relaxing evenings and entertaining guests. To the rear of the property is a beautifully appointed dining kitchen, thoughtfully designed with an excellent range of wall and base units providing ample storage and workspace. The dining area offers plenty of room for family meals and social gatherings, while direct access to the garden seamlessly blends indoor and outdoor living during the warmer months. Upstairs, the first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat, whilst the additional bedrooms offer flexibility for children, guests, a dressing room, or a dedicated home office to suit modern lifestyles. Completing the accommodation is a family bathroom fitted with a contemporary suite. Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to a detached garage, offering additional storage or potential workshop space. The enclosed rear garden has been designed for easy enjoyment, featuring a lawned area ideal for children and pets, alongside a patio seating area perfect for al fresco dining and summer entertaining. Early viewing is highly recommended to appreciate the accommodation, location, and lifestyle this lovely home has to offer.







