13 Leicester Road, Wigston LE18 1NR Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk www.nestegg-properties.co.uk

# nestegg

# FLOOR PLAN

## DIMENSIONS

Entrance Hall

**Lounge** 16'11 x 13'01 (5.16m x 3.99m)

**Family Living Kitchen** 18'05 x 16'03 (5.61m x 4.95m)

**Downstairs Cloakroom** 2'09 x 5'06 (0.84m x 1.68m)

Landing

**Bedroom One** 13'06 x 13'08 (4.11m x 4.17m)

**En Suite** 5'04 x 6'07 (1.63m x 2.01m)

**Bedroom Two** 12'06 x 10'02 (3.81m x 3.10m)

**En Suite** 6' x 3'05 (1.83m x 1.04m)

**Bedroom Three** 11'09 x 9'05 (3.58m x 2.87m)

**Bedroom Four** 7' x 10'02 (2.13m x 3.10m)

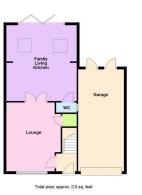
**Family Bathroom** 8'03 x 6'06 (2.51m x 1.98m)

**Garage** 24'06 x 11'02 (7.47m x 3.40m)

**Workshop** 12'02 x 16'09 (3.71m x 5.11m)

**Store Room** 5'10 x 16'09 (1.78m x 5.11m)









IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

IEWING Via our office at 13 Leicester Road, Wigston, Leicester, LEIS INR

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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 not add up in garging a regular to the contract of the contract o

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 relicon. 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.

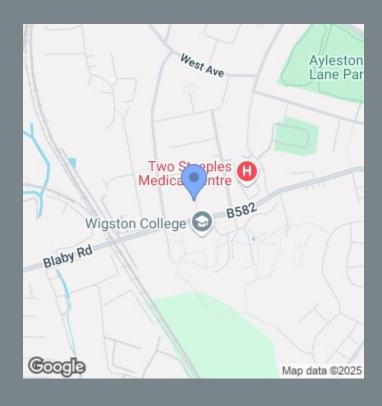
1 Orchards Drive, Wigston, Leicestershire, LE18 2BW Offers In Excess Of £325,000

#### **OVERVIEW**

- · Stunning Extended Family Home
- · Cul De Sac Location
- Lounge & Modern Family Living
   Kitchen
- · Downstairs Cloakroom
- Four Double Bedrooms
- · Two En Suites & Family Bathroom
- · Resin Driveway & Double Garage
- · Garden & Workshop
- · Viewing Essential
- · EER tbc, Freehold, Tax Band -

### LOCATION LOCATION....

Nestled along the ever-popular Orchard Drive in the heart of Wigston, this delightful property offers a rare blend of suburban charm and everyday convenience. Perfectly positioned for modern family living, the home benefits from superb transport links, with regular bus services and easy access to Leicester city centre, making commuting a breeze. Families are particularly well-catered for, with a selection of highly regarded schools nearby, ensuring quality education is always within reach. For those who enjoy the outdoors, the area is rich in green spaces — whether it's a peaceful stroll through Peace Memorial Park or a weekend picnic at Blaby Road Park, there's plenty of opportunity to enjoy the fresh air. Orchard Drive is also just moments away from a vibrant mix of local amenities, including independent shops, cosy cafés, supermarkets, and friendly pubs, creating a real sense of community.











# THE INSIDE STORY

Tucked away at the end of a peaceful cul-de-sac, this truly stunning family home offers the perfect blend of space, style & sophistication—& with no onward chain, it's ready & waiting to welcome its new owners. From the moment you enter the elegant entrance hall, you're greeted by an immediate sense of quality & care. The beautifully presented spacious lounge is ideal for cosy evenings in, complete with a chic wall-mounted gas fire creating a warm focal point. The heart of the home lies in the breath taking open-plan family living kitchen —a space designed to impress, entertain & enjoy. With an extensive range of stylish wall &base units, a central matching island, & an array of integrated appliances including a NEFF oven, microwave, warming drawer, fridge freezer & a 5-ring induction hob, this kitchen is a dream for both daily life & special occasions. Underfloor heating adds a luxurious touch, while skylights & expansive bi-fold doors flood the space with natural light & create a seamless flow into the generous rear garden. A sleek downstairs cloakroom completes the ground floor. Upstairs, the light-filled landing leads to four generously sized double bedrooms, two of which benefit from stylish en suite shower rooms, while the luxurious family bathroom features a whirlpool bath—perfect for soaking away the day. Externally, the home continues to impress with a resin driveway providing parking & leading to a tandem garage with electric roller shutter door. The beautifully landscaped rear garden is ideal for families, featuring a paved patio area, beautiful fish pond, a lush lawn, a charming barked play zone, & a versatile workshop & storage area.







