

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge

Kitchen

Dining Room

Sun Room

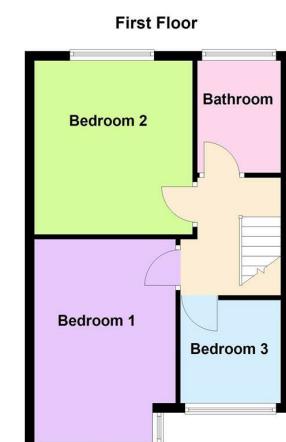
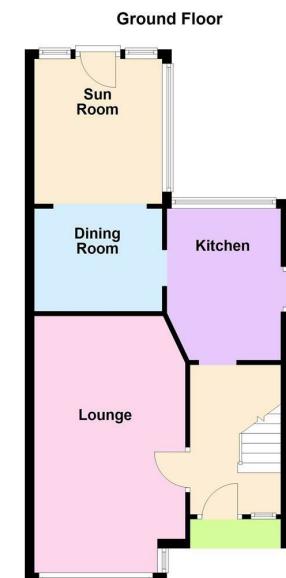
Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom



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

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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 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.

49 Carlton Drive, Wigston, LE18 1DF

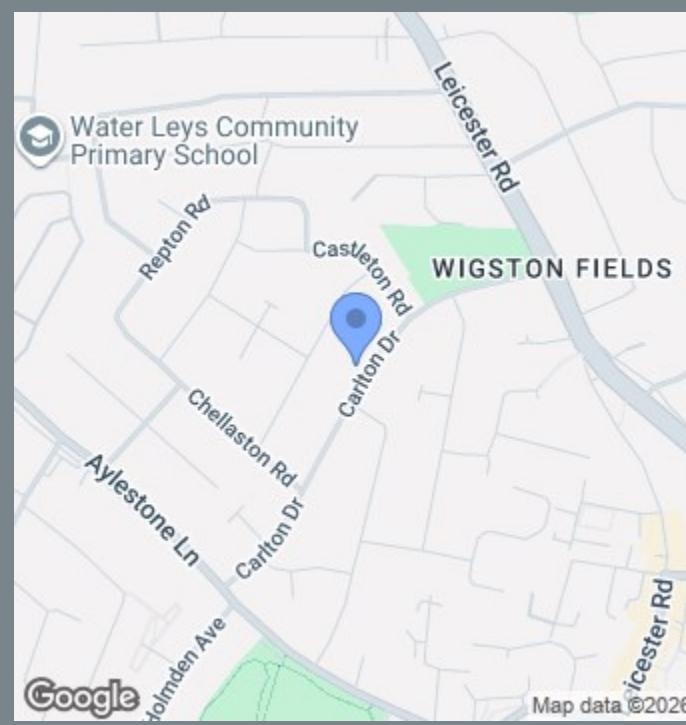
£290,000

OVERVIEW

- Beautifully Presented Family Home
- Popular Location
- Entrance Hall & Lounge
- Kitchen & Dining Room
- Sun Room
- Three Bedrooms & Bathroom
- Driveway, Car Port & Garage
- Lovely Rear Garden
- An Early Viewing Is Advised
- EER -, Freehold, Tax -

LOCATION LOCATION....

Carlton Drive is located within a popular and well-established residential area of Wigston, offering a welcoming community feel and excellent convenience for everyday living. The area is well served by a range of local shops, supermarkets, cafés and amenities nearby, with Wigston town centre providing further retail and leisure facilities. Families are well catered for with a selection of reputable primary and secondary schools within easy reach, making it an ideal location for family life. Residents also benefit from nearby green spaces, including the much-loved Knighton Park, which offers open parkland, play areas and scenic walking routes. Carlton Drive is well positioned for commuters, with regular bus services, Wigston railway station offering direct links to Leicester and beyond, and easy access to major road routes such as the A6 and M1, providing excellent connectivity to surrounding areas.



THE INSIDE STORY

Situated in a great location, this beautiful semi-detached home offers well-proportioned accommodation ideal for modern family life, first-time buyers or those looking to upsize into a welcoming neighbourhood. A bright entrance hall leads through to the main living spaces. The lounge is a lovely, light-filled room featuring a charming bay window to the front & tasteful décor throughout, creating a comfortable setting for relaxing evenings or entertaining guests. The kitchen is fitted with classic shaker-style wall & base cabinets complemented by contrasting work tops, offering both style & practicality with ample storage & preparation space. Adjacent is the dining room, which provides generous room for a table & chairs, making it perfect for family meals, celebrations or hosting friends. This space flows seamlessly into the sun room, a wonderfully versatile addition that can be used to suit your lifestyle — whether as a second sitting area, playroom, home office or hobby space — while enjoying views of the garden. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for growing families, guests or home working. The family bathroom is thoughtfully appointed & designed for both comfort & convenience, featuring a contemporary suite with bath & shower over, wash hand basin & WC. Finished in neutral tones, it provides a bright & calming space to start the day or unwind in the evening. Externally, the property benefits from a driveway, car port & garage, providing excellent parking & storage options. The rear garden is a fantastic size, featuring a lawn & patio area — ideal for outdoor dining, relaxing in the warmer months or family play. A wonderful opportunity to acquire a well-presented home in a sought-after setting, offering space, versatility & great outdoor living.

