

FLOOR PLAN

DIMENSIONS

Entrance Porch
 10'02 x 2'01 (3.10m x 0.64m)

Entrance Hall
 11'08 x 4'06 (3.56m x 1.37m)

Lounge / Dining Room
 24'06 x 12'10 (7.47m x 3.91m)

Kitchen Diner
 10'11 x 9'06 (3.33m x 2.90m)

Utility Room
 12'08 x 7'07 max (3.78m x 2.31m max)

Downstairs WC
 4'01 x 5'01 (1.24m x 1.55m)

Garage
 16'05 x 7'06 (5.00m x 2.29m)

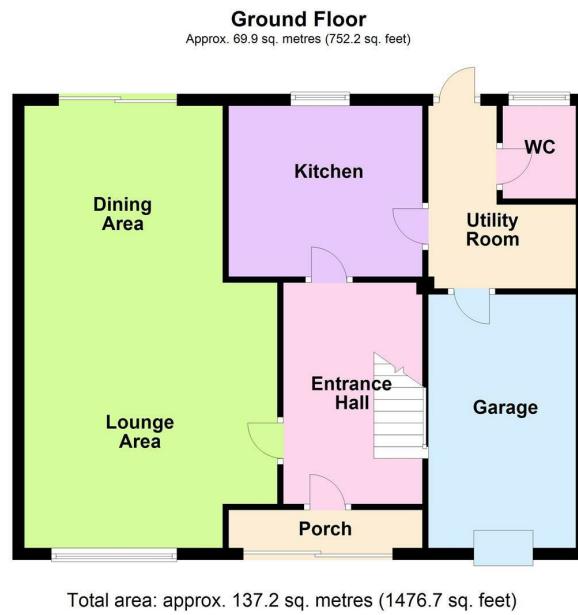
Bedroom One
 12'04 x 11'09 (3.76m x 3.58m)

Bedroom Two
 11'10 x 9'08 (3.61m x 2.95m)

Bedroom Three
 19'00 x 7'06 (5.79m x 2.29m)

Bedroom Four
 8'09 x 9'04 (2.67m x 2.84m)

Family Bathroom
 8'08 x 5'06 (2.64m x 1.68m)



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.

66 Winslow Drive, Wigston, LE18 3QG

£425,000

OVERVIEW

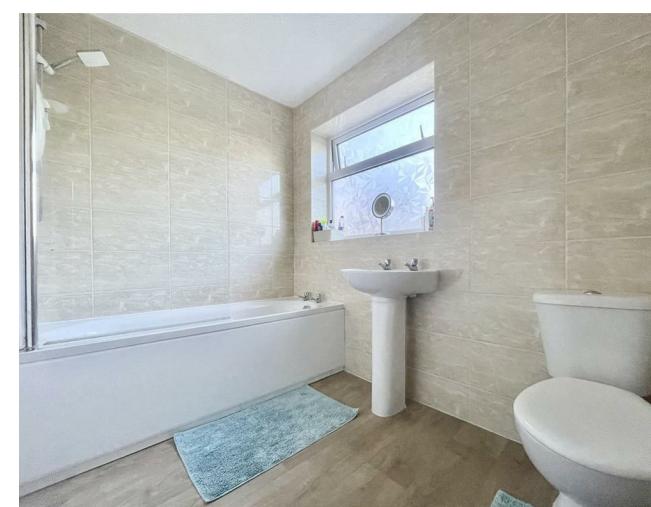
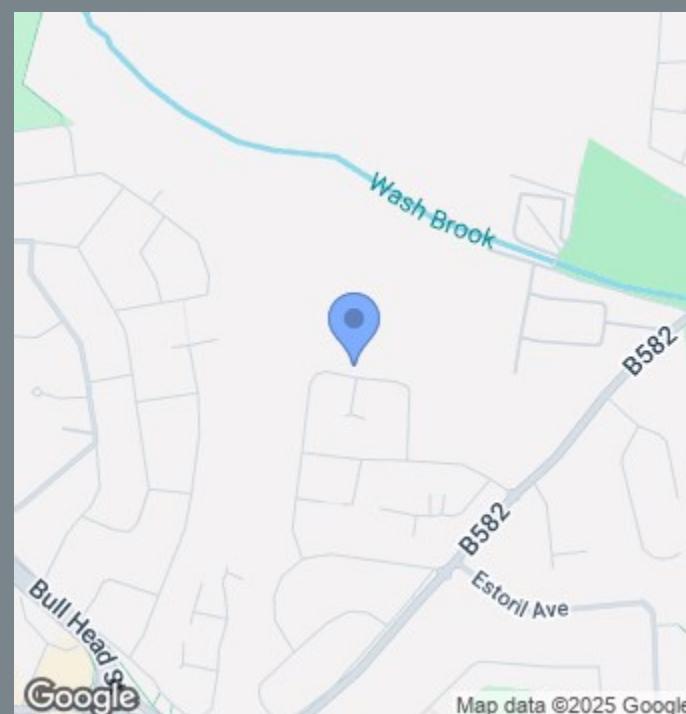
- Four Bedrooms
- Detached Family Home
- Overlooking The Race Course
- Sought After Location
- Lovely Private & Secure Garden
- Viewings Highly Advised
- Garage & Large Driveway
- Freehold Property
- Council Tax Band - D
- EPC Rating - C

LOCATION LOCATION....

Winslow Drive is a residential street located in Wigston, a town in Leicestershire, England. Wigston is situated around 5 miles south of Leicester city center, making it a convenient suburban location for both commuting and access to urban amenities. Winslow Drive is part of a quiet, family-friendly neighborhood, with mostly semi-detached and detached houses typical of suburban developments.

The area around Winslow Drive benefits from a range of local amenities, including schools, parks, and shopping areas. Wigston has several supermarkets, small shops, and eateries, while nearby Leicester offers a wider range of cultural, shopping, and entertainment options. Public transport links are well-established, with buses connecting Wigston to Leicester and other nearby towns.

For outdoor activities, residents of Winslow Drive are near green spaces like Wigston Meadows and Peace Memorial Park, offering places for walks, picnics, and sports. The area is generally calm and safe, popular with families and retirees, and offers a pleasant balance of residential tranquility and access to urban conveniences.



THE INSIDE STORY

Located in the desirable area of Wigston, this beautifully presented four-bedroom detached home offers the perfect blend of space, comfort, and scenic views, making it an ideal family residence.

Upon entering, you are welcomed by an entrance porch that leads into a spacious entrance hall. The ground floor features a large lounge, perfect for relaxing or entertaining, which flows seamlessly into a dining area at the rear. Sliding patio doors open out onto the private rear garden, offering a wonderful connection to the outdoor space. The kitchen diner is generously proportioned, ideal for family meals, and is complemented by a separate utility room and a convenient downstairs WC.

Upstairs, the property boasts three double bedrooms, with the second and third bedrooms offering stunning views across the racecourse. The fourth bedroom is a comfortable single, perfect for a child's room, home office, or guest space.

The property sits on a good-sized plot with a large, private rear garden that backs directly onto Oadby Racecourse, offering beautiful, uninterrupted field views. The front of the property features a large driveway, capable of accommodating multiple cars, making it practical for families.

This property is a rare find, offering spacious living in a sought-after location with scenic views, making it the perfect family home.

