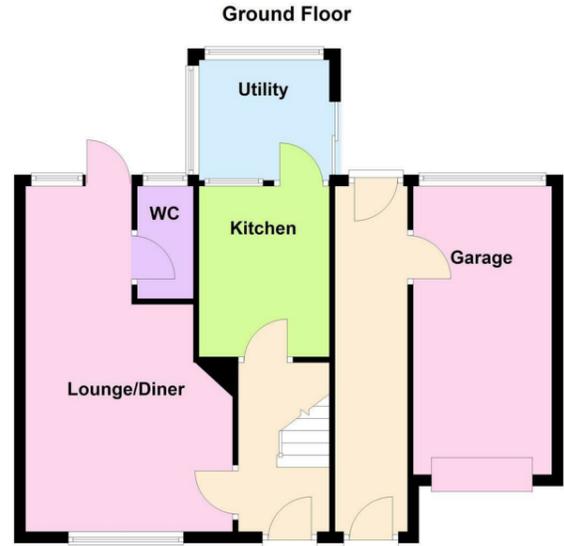


### FLOOR PLAN

- #### DIMENSIONS
- Porch**
  - Lounge Diner**  
19'11 x 11'10 (6.07m x 3.61m)
  - Breakfast Kitchen**  
10'0 x 7'6 (3.05m x 2.29m)
  - Utility**  
7'6 x 6'5 (2.29m x 1.96m)
  - Landing**
  - Bedroom One**  
16'10 x 12'2 (5.13m x 3.71m)
  - Bedroom Two**  
12'10 x 9'6 (3.91m x 2.90m)
  - Bedroom Three**  
12'7 x 7'1 (3.84m x 2.16m)
  - Bedroom Four**  
9'2 x 8'0 (2.79m x 2.44m)
  - Shower Room**  
7'1 x 5'1 (2.16m x 1.55m)



**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.

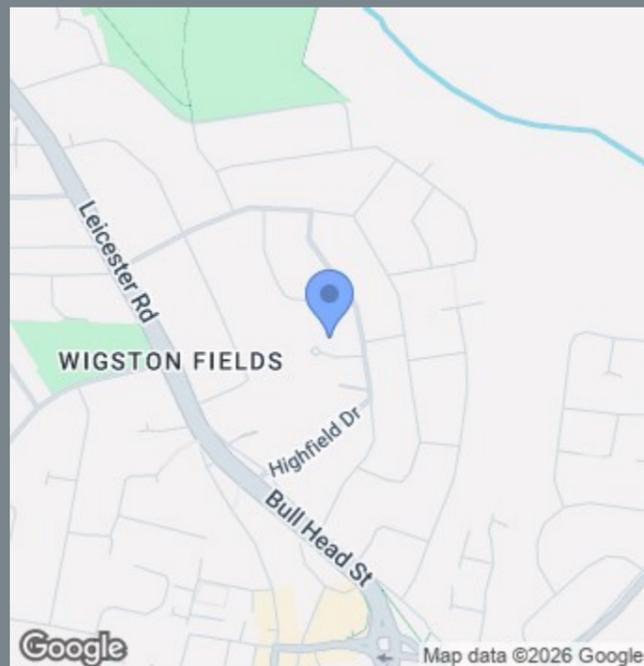
7 Westerby Close, Wigston, LE18 1NY  
**£279,950**

## OVERVIEW

- Spacious Family Home
- Lovely Location
- Porch & Entrance Hall
- Lounge Diner
- Breakfast Kitchen & Utility
- Four Bedrooms & Shower Room
- Driveway & Garage
- Fabulous Garden
- Viewing Is Essential
- EER - E, Freehold, Tax - C

## LOCATION LOCATION....

Wigston Fields which is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



## THE INSIDE STORY

*Tucked away at the end of a peaceful cul-de-sac, this spacious and inviting family home is offered with no onward chain, presenting a rare opportunity for discerning buyers seeking comfort, potential, and a sense of community. From the moment you arrive, the generous driveway garage and charming front garden set the tone for what lies within. Step through the porch into a welcoming entrance hall that leads to a bright and airy lounge-diner, featuring a large front-facing window that floods the space with natural light, a feature fireplace, and a defined dining area with direct access to the rear garden—perfect for family meals and entertaining. The breakfast kitchen offers ample wall and base cabinets, with enough space for a cosy dining nook, while the adjoining utility/lean-to adds valuable additional storage and workspace. Upstairs, the spacious landing gives way to four well-proportioned bedrooms, including a generous primary bedroom with dual aspect windows, offering lovely views and plenty of light. The family shower room is conveniently located for all bedrooms. Outside, the real gem is the established rear garden—a truly generous and private outdoor space with a lush lawn, mature plantings, and two separate patio areas, ideal for al fresco dining or simply relaxing in the sun. This much-loved home offers the perfect canvas for your family's next chapter.*

