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

Entrance Hall
15'08 x 6'04 (4.78m x 1.93m)

Living Room
19'11 x 12'08 (6.07m x 3.86m)

Family Living Kitchen
14'11 x 17'09 (4.55m x 5.41m)

Downstairs Cloakroom
6' x 2'07 (1.83m x 0.79m)

Snug/Dining Room
11'03 x 9'01 (3.43m x 2.77m)

Primary Bedroom
14'04 x 16'10 (4.37m x 5.13m)

En Suite
7'01 x 7'04 (2.16m x 2.24m)

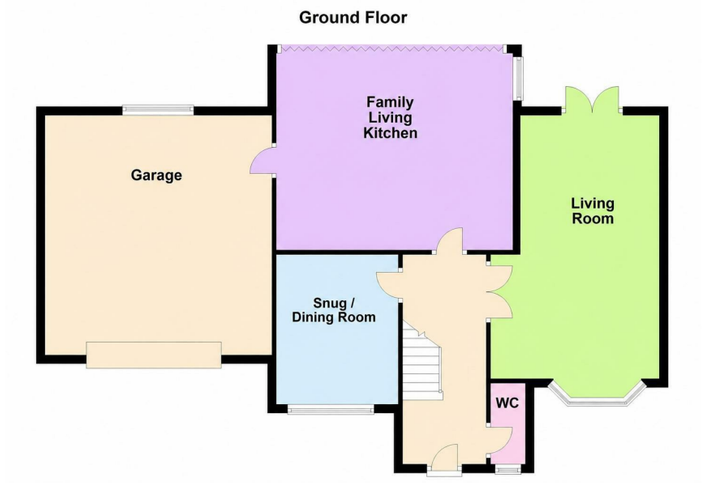
Bedroom Two
10'06 x 11'02 (3.20m x 3.40m)

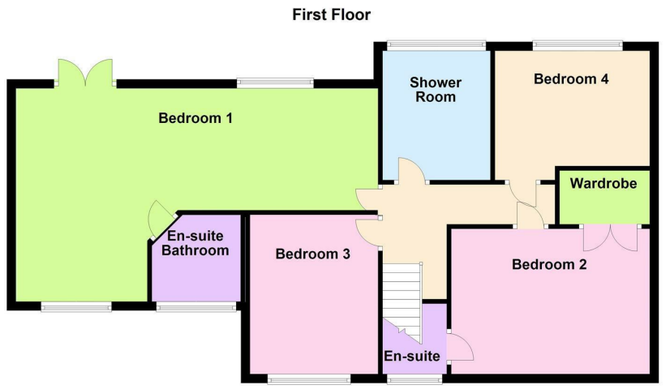
En Suite
7'04 x 4' (2.24m x 1.22m)

Bedroom Three
11'09 x 9'04 (3.58m x 2.84m)

Bedroom Four
9'01 x 11'02 (2.77m x 3.40m)

Family Shower Room
5'05 x 7'09 (1.65m x 2.36m)







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.

26 Long Meadow, Wigston, LE18 3TY

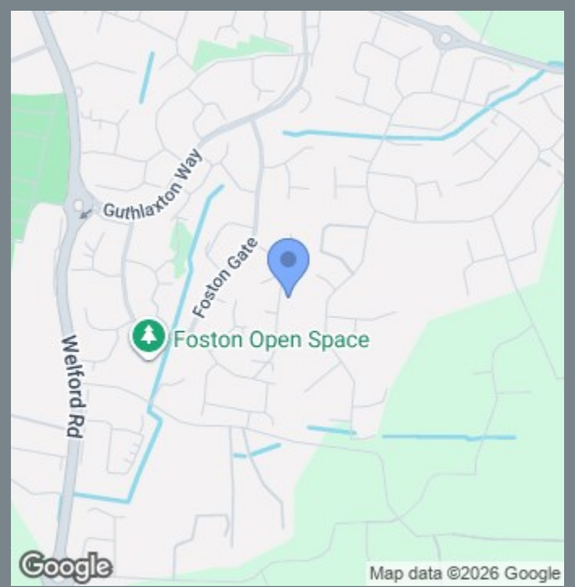
£500,000

OVERVIEW

- Spacious Family Home
- Fabulous Location
- Hallway, Lounge & Dining Room/Sitting Room
- Family Living Kitchen With Bi Folds
- Downstairs Cloakroom
- Four Bedrooms With Two En Suite & Family Shower Room
- Driveway & Double Garage
- Landscaped Rear Garden
- Viewing Is Highly Recommended
- EER - C, Freehold, Council Tax -E

LOCATION LOCATION....

Long Meadow enjoys a lovely cul-de-sac position within the popular Wigston Harcourt area, offering a peaceful, family-friendly setting while keeping everyday amenities wonderfully close at hand. Wigston town centre is within easy reach, with Sainsbury's, Aldi, independent shops, cafés & useful services, while local convenience stores are even closer for day-to-day essentials. Families are well catered for, with Thythorn Field Community Primary School around half a mile away, along with Wigston Academy & Wigston College nearby. Green space is a real attraction here, with local play areas, pleasant walking routes & the more open surroundings towards the edge of Wigston providing plenty of opportunities for fresh air, dog walks & family time. The area has a welcoming, established community feel, yet remains brilliantly connected, with bus stops just a short stroll away, South Wigston railway station within easy reach & convenient road links towards Leicester, Oadby, the A6, A563, M1 & M69. With shops, schools, green spaces & excellent connections all close by, Long Meadow offers a wonderful balance of quieter residential living & everyday convenience.











THE INSIDE STORY

Tucked away within a lovely cul-de-sac setting this stunning detached family home offers beautifully presented accommodation with plenty of space for both everyday family life & entertaining. Step inside to a welcoming entrance hall leading through to the tastefully finished living room. A window to the front brings in plenty of natural light while French doors open directly onto the garden making this a wonderful room to relax in with plenty of space for comfortable seating & cosy evenings with the family. At the heart of the home is the impressive family living kitchen. Cream wall & base units are paired with wooden worktops while a matching central island provides additional preparation space & a sociable spot for morning coffee. There is an eye level double oven five ring gas hob integrated dishwasher & wine fridge. The generous dining area has ample room for a large table & chairs with bi-fold doors opening the whole rear of the room onto the garden creating a fabulous indoor-outdoor space for summer gatherings & family celebrations. A separate snug/dining room offers valuable flexibility & would work equally well as a cosy second sitting room home office or playroom. A downstairs cloakroom completes the ground floor. Upstairs are four well proportioned bedrooms. Bedroom one feels particularly special with its own dressing area Juliet balcony & stylish en suite featuring a freestanding bath. Bedroom two benefits from a built-in wardrobe & its own en suite shower room while the remaining bedrooms are served by a separate main shower room. Outside there is a driveway & double garage providing excellent parking & storage. The beautifully landscaped rear garden is a real extension of the home with a patio ideal for summer dining & entertaining a generous lawn vegetable plot & mature trees & shrubs adding colour & interest throughout the seasons. A fabulous family home with space to grow & enjoy for years to come.







