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FLOOR PLAN

DIMENSIONS

Porch 2' x 6'08 (0.61m x 2.03m)

Entrance Hall 13'01 x 6'08 (3.99m x 2.03m)

Lounge Diner 28'07 x 11'02 (8.71m x 3.40m)

Breakfast Kitchen 17'09 x 8'01 (5.41m x 2.46m)

Landing

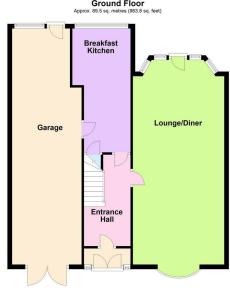
Bedroom One 14' x 11'02 (4.27m x 3.40m)

Bedroom Two 11'08 x 11'02 (3.56m x 3.40m)

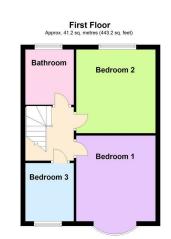
Bedroom Three 7'10 x 6'09 (2.39m x 2.06m)

Bathroom 7'07 x 6'08 (2.31m x 2.03m)

Garage 33'09 x 9'08 (10.29m x 2.95m)



Total area: approx. 130.7 sq. metres (1407.0 sq. feet)



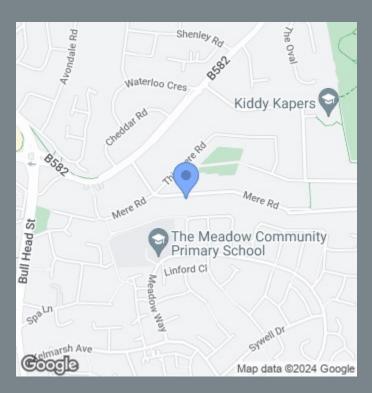


OVERVIEW

- Spacious Family Home With No Onward Chain
- · Very Popular Location
- · Porch & Entrance Hall
- · Lounge Diner
- · Breakfast Kitchen
- · Three Bedrooms & Family Bathroom
- · Driveway & Garage
- · Enclosed Well Established Garden
- · Freehold, EER Rating -D
- · Council Tax Band C

LOCATION LOCATION....

Nestled within the desirable and sought after Mere residential area near the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre and Oadby Village. Access to surrounding motorways and Fosse Park is also only a short drive away.











THE INSIDE STORY

Nestled in the serene and picturesque Mere's area of Wigston, this charming semidetached family home presents a unique opportunity with the added benefit of no onward chain. As you step through the welcoming porch and entrance hall, a sense of warmth and comfort envelops you, setting the stage for a delightful living experience. The spacious lounge diner, graced with a bay window at the front, floods the room with natural light, creating a bright and airy atmosphere perfect for relaxation and gatherings. A convenient door at the rear opens up to the garden, seamlessly blending indoor and outdoor living spaces. The extended kitchen, features a breakfast bar for informal dining, has a range of wall and base cabinets, eye level double oven and sink drainer. Travelling upstairs, the landing leads to three inviting bedrooms providing ample space and comfort for the entire family and the bathroom which is fitted with a newly fitted wc, wash hand basin and bath with shower over. The property includes a driveway and 33ft garage, offering practical parking and storage solutions. Outside, the enclosed mature garden is a hidden oasis, boasting a charming patio area surrounded by lush greenery. This private outdoor sanctuary provides a tranquil retreat for relaxation and entertainment, making it a perfect setting for enjoying the natural beauty of the surroundings.







