

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**  
11'08 x 7'09 (3.56m x 2.36m)

**Lounge Diner**  
20'11 x 13'02 (6.38m x 4.01m)

**Kitchen**  
9'04 x 10'10 (2.84m x 3.30m)

**Landing**

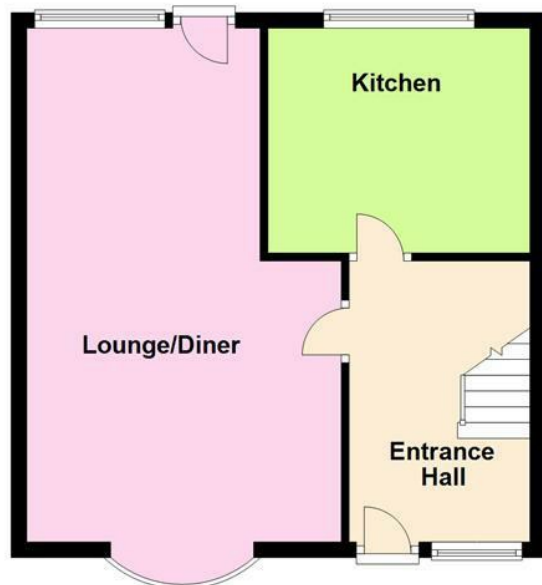
**Bedroom One**  
11'09 x 11'11 (3.58m x 3.63m)

**Bedroom Two**  
8'11 x 11'11 (2.72m x 3.63m)

**Bedroom Three**  
8'07 x 8'08 max (2.62m x 2.64m max)

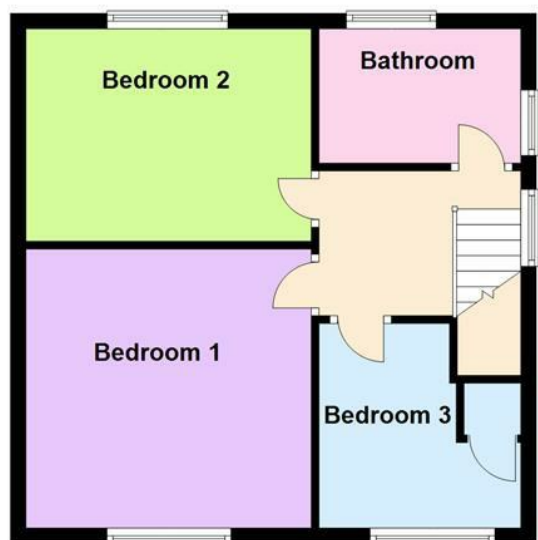
**Family Bathroom**  
5'05 x 8'07 (1.65m x 2.62m)

**Ground Floor**  
Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 84.5 sq. metres (909.0 sq. feet)

**First Floor**  
Approx. 41.8 sq. metres (450.3 sq. feet)



57 Seaton Road, Wigston, Leicestershire, LE18 2BY

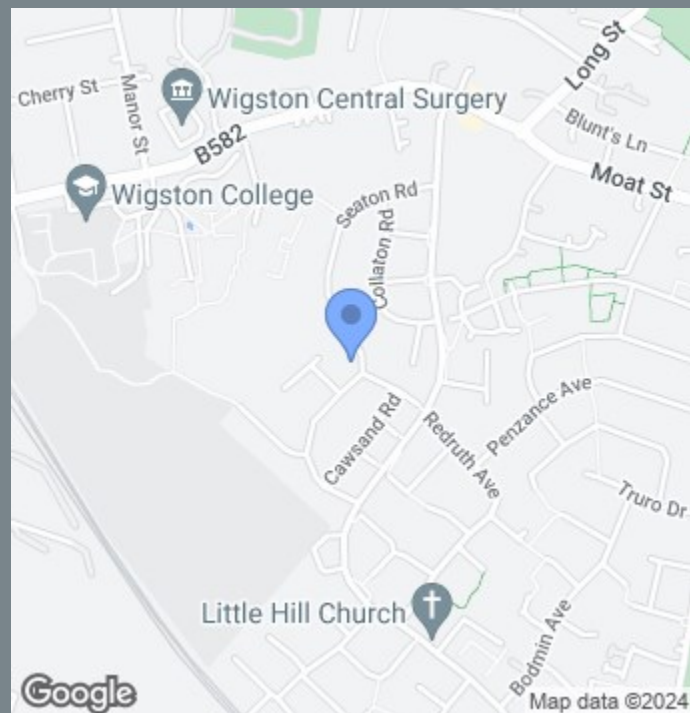
£250,000

## OVERVIEW

- Semi Detached Family Home
- Popular Location
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge Diner
- Three Bedrooms
- Family Bathroom
- Driveway & Enclosed Garden
- EER Rating - C, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



## THE INSIDE STORY

Situated on a delightful plot in a sought-after location, this semi-detached home, offered with no onward chain, presents a wonderful opportunity for a new family to make it their own. The property features an inviting entrance hall that leads into a spacious lounge diner, complete with doors that open up to the garden, creating a seamless indoor-outdoor living space perfect for relaxation and entertaining. The kitchen is fitted with a range of wall and base units, has a sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. Upstairs, three bedrooms offer comfortable accommodations, while a family bathroom ensures convenience for daily routines. Outside, a driveway allows for easy parking, while the enclosed garden provides a private sanctuary for outdoor enjoyment and peaceful moments. With its prime location and lack of chain this semi-detached home is ready to welcome a new family.

