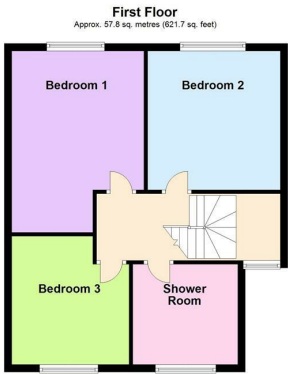


FLOOR PLAN

DIMENSIONS

- Porch**
- Lounge Diner**  
27'2 x 11'4 (8.28m x 3.45m)
- Conservatory**  
9'7 x 15' (2.92m x 4.57m)
- Kitchen**  
11'8 x 10' (3.56m x 3.05m)
- Utility**  
5'2 x 8'6 (1.57m x 2.59m)
- Landing**
- Bedroom One**  
15'8 x 11'5 (4.78m x 3.48m)
- Bedroom Two**  
11'08' x 10'1 (3.56m' x 3.07m)
- Bedroom Three**  
11'3 x 10'1 (3.43m x 3.07m)
- Shower Room**  
9'2 x 8'8 (2.79m x 2.64m)
- Annex Living/Bedroom**  
18'8 x 8'7 (5.69m x 2.62m)
- Annex Kitchen**  
5'10 x 7'8 (1.78m x 2.34m)
- Annex Shower Room**  
5'6 x 14'6 (1.68m x 4.42m)





# OVERVIEW

- Detached Home On Fabulous Plot
- Sought After Location
- Porch & Lounge Diner
- Conservatory & Newly Fitted Kitchen
- Utility & Three Double Bedrooms
- Newly Fitted Shower Room
- One Bedroom Annex
- Driveway & Enclosed Garden
- EER Rating C, Freehold
- Council Tax Band -

## LOCATION LOCATION....

Church Nook in Wigston offers a tranquil and charming setting for residents. Nestled in a peaceful neighbourhood, Church Nook provides a sense of community and a serene environment for comfortable living. With easy access to local amenities, schools, and green spaces, residents can enjoy the convenience of everyday essentials within reach. The area is well-connected with good transportation links, making it easy to travel to other parts of Wigston and beyond. Whether you're seeking a quiet retreat or a family-friendly environment, Church Nook offers a welcoming and picturesque location for residents to enjoy.



## THE INSIDE STORY

Situated on a stunning plot in a highly sought-after location, this detached home presents a unique opportunity with a one-bedroom annex, adding versatility & space for various living arrangements. The property features a welcoming porch that sets the tone for what lies beyond. The spacious lounge diner offers a versatile space that accommodates both everyday living & special occasions, making it the perfect setting for cosy evenings in or lively dinner parties. Moving through to the conservatory, this sunlit retreat seamlessly connects the indoors with the outdoors, offering a tranquil space where you can bask in the beauty of the garden while remaining sheltered from the elements. Whether you seek a peaceful spot for reading & relaxation or a sunny nook for enjoying your morning coffee, the conservatory stands as a testament to the home's seamless integration of nature & comfort. The newly fitted kitchen is not just a functional space but a culinary haven that beckons the chef within to create gourmet delights. Every detail of this kitchen has been carefully curated to offer both style & substance, providing a perfect blend of aesthetics & practicality. The utility has plumbing for a washing machine & space for a tumble dryer. Ascend the dog-leg stairs to the landing, where three beautifully appointed bedrooms & a modern shower room await, providing a serene escape for rest & relaxation. The annex, a valuable addition to the property, comprises a versatile lounge/bedroom, a functional kitchen, and a convenient shower room, offering endless possibilities for guests & extended family. Outside, a driveway at the front ensures ample parking, while the expansive garden, complete with multiple patio areas, provides a serene backdrop for outdoor enjoyment & entertaining. With the potential for extension, subject to planning, this property offers a canvas for your imagination to run wild, allowing you to tailor the space to suit your lifestyle & needs perfectly.

