

## FLOOR PLAN

### DIMENSIONS

#### Porch

#### Entrance Hall

11'3 x 6'3 (3.43m x 1.91m)

#### Lounge

14'2 x 11'11 (4.32m x 3.63m)

#### Dining Kitchen

12'4 x 18'2 (3.76m x 5.54m)

#### Landing

#### Bedroom One

12' x 12'4 (3.66m x 3.76m)

#### Bedroom Two

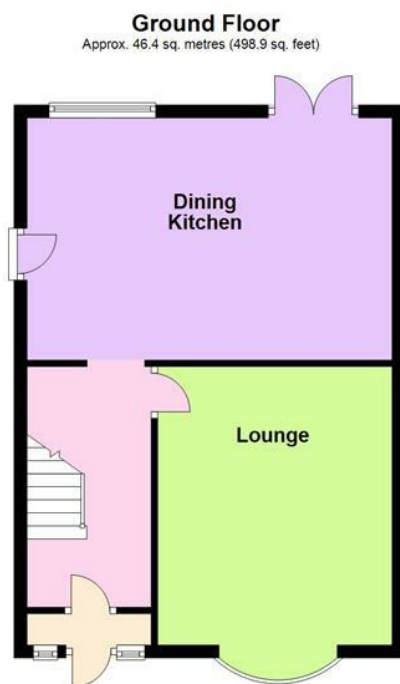
12'4 x 11'11 (3.76m x 3.63m)

#### Bedroom Three

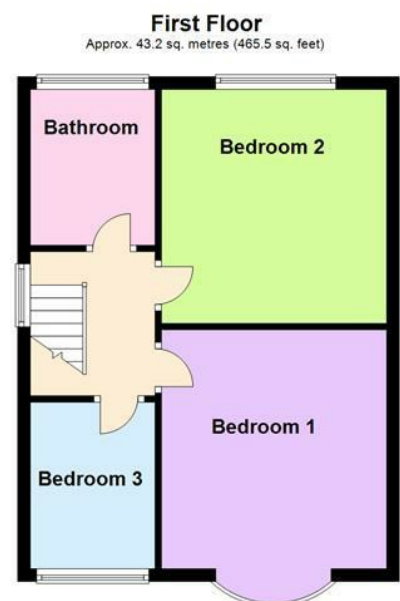
8'5 x 6'3 (2.57m x 1.91m)

#### Family Bathroom

8'2 x 6'3 (2.49m x 1.91m)



Total area: approx. 89.6 sq. metres (964.4 sq. feet)



3 Willow Park Drive, Wigston, Leicester, LE18 1EB

£325,000

## OVERVIEW

- Stunning Family Home
- Great Location
- Porch & Entrance Hall
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- EER Rating - tbc, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

Situated on Willow Park Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Willow Park Drive offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



## THE INSIDE STORY

Welcome to this stunning family home, a true masterpiece of design and comfort, nestled in a wonderful location that offers the perfect blend of tranquility and convenience. From the moment you approach, the elegant porch sets the tone for the exquisite journey that awaits within. Stepping inside, the entrance hall greets you with a sense of warmth and space, inviting you to explore the treasures that lie ahead. The lounge, bathed in natural light from the bay window, is a haven of relaxation and sophistication, a place where memories are made and cherished. The heart of the home, the dining kitchen, is a symphony of style and functionality. Beautifully appointed with high-quality finishes and flooded with natural light from the French doors, it opens onto the garden, creating a seamless flow that's perfect for both family living and entertaining. The kitchen is not just a place to cook; it's a place to gather, to share, and to create lasting memories. Ascending to the landing, you're greeted by three bedrooms, each a serene retreat designed for comfort and relaxation. The family bathroom, with its modern fixtures and fittings, completes the upstairs, offering a sanctuary of tranquility at the end of the day. Outside, the driveway leads to a detached garage, providing secure parking and additional storage. The rear garden, with its decked area and lush lawn, is an idyllic setting for al fresco dining and outdoor play. It's a private oasis where nature and design harmoniously blend, offering a peaceful retreat from the outside world.

