

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
15'2x12'9 (4.62mx3.89m)

Kitchen
8x11 (2.44mx3.35m)

Downstairs Cloakroom

Landing

Bedroom One
8'08 x 13'04 (2.64m x 4.06m)

En Suite

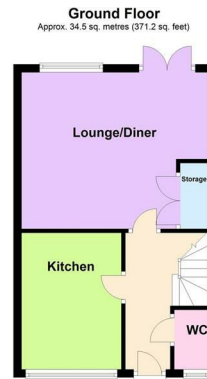
Bedroom Two
8'08 x 10'11 (2.64m x 3.33m)

Family Bathroom

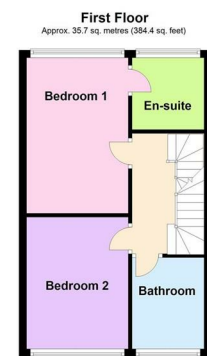
Landing

Bedroom Three
15'04 x 15'02 max (4.67m x 4.62m max)

Home Office/Storage



Total area: approx. 99.8 sq. metres (1073.9 sq. feet)



50 Newgate End, Wigston, Leicester, LE18 2GG

Offers Over £280,000

OVERVIEW

- Beautiful Three Storey Family Home
- Lovely Location
- Entrance Hall & Modern Kitchen
- Lounge Diner & Downstairs Cloakroom
- Three Double Bedrooms
- Primary With En Suite & Family Bathroom
- Block Paved Driveway & Landscaped Garden
- Viewing Is A Must
- EER Rating - , Freehold
- Council Tax Band - C

LOCATION LOCATION....

Located in 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. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

Welcome to this stunning three-storey home, nestled in a serene cul-de-sac location that offers the perfect blend of tranquility and convenience. This property is a true gem, situated close to all amenities, ensuring that everything you need is just a stone's throw away. As you approach the house, you're greeted by a welcoming entrance hall that sets the tone for the elegance and comfort that awaits inside. The ground floor boasts a spacious lounge diner, perfect for entertaining guests or enjoying cosy family evenings. The room is filled with natural light, creating a warm and inviting atmosphere. The modern kitchen is a chef's dream, featuring sleek finishes and it's designed to be both functional and stylish, making meal preparation a joy. A downstairs cloakroom adds an extra touch of convenience to this level. Ascending to the first floor, you'll find a landing that leads to two generous double bedrooms. The master bedroom is a true retreat, complete with an en suite bathroom that offers a spa-like experience. The second bedroom is equally impressive, with ample space for a growing family or guests. The top floor presents a versatile space, with a large bedroom and additional storage. This area could serve as a private sanctuary, a home office, or a playroom, depending on your needs. Outside, the property continues to impress with a driveway to the front, providing off-street parking for multiple vehicles. The landscaped rear garden is an oasis of relaxation, featuring a raised decked area that's ideal for al fresco dining and a section of artificial grass that requires minimal maintenance, allowing you to enjoy the outdoors without the hassle.

