

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge Diner**  
18' x 12'7" (5.49m x 3.84m)

**Kitchen**  
8'4" x 12' (2.54m x 3.66m)

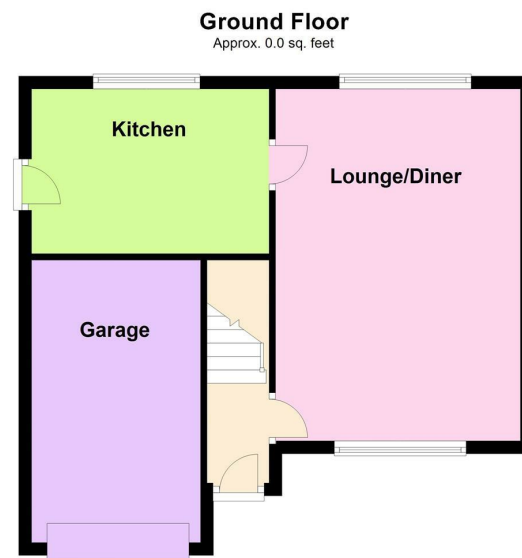
#### Landing

**Bedroom One**  
15'11" x 12'3" max (4.85m x 3.73m max)

**Bedroom Two**  
10'11" x 12' max (3.33m x 3.66m max)

**Bedroom Three**  
7'6" x 9'6" (2.29m x 2.90m)

**Shower Room**  
7'11" x 5'6" (2.41m x 1.68m)



Total area: approx. 75.7 sq. feet



37 Shenley Road, Wigston, LE18 3QL

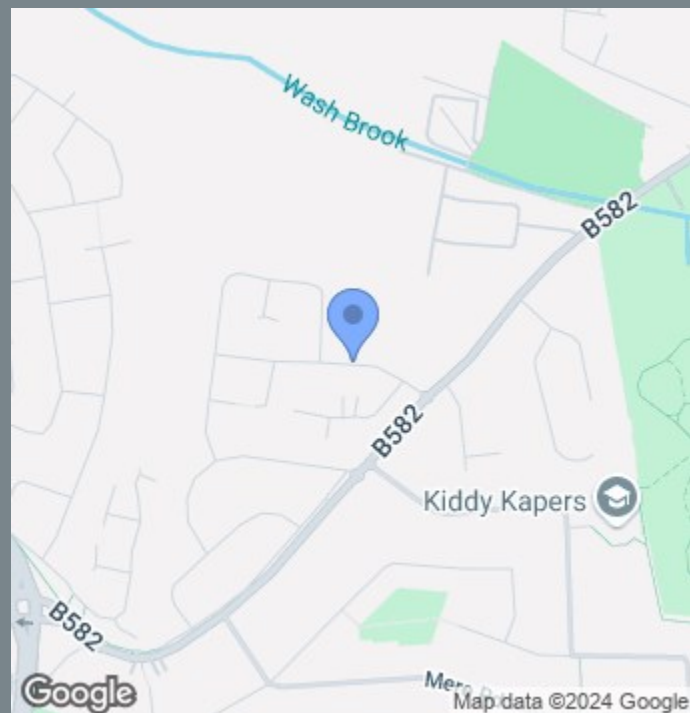
£290,000

## OVERVIEW

- Beautiful Family Home
- Fabulous Location
- No Onward Chain
- Entrance Hall & Kitchen
- Lounge Diner
- Three Spacious Bedrooms & Shower Room
- Driveway & Garage
- Enclosed Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Located near the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Salisbury'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

*This beautiful semi-detached family home is a fabulous find, situated in an enviable location and offered with the advantage of no upward chain. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The heart of the home is the spacious lounge diner, which boasts a large window to the front, allowing plenty of natural light to flood in. The room is perfect for both relaxing and entertaining, with patio doors leading out to the rear garden, seamlessly connecting indoor and outdoor living spaces. The kitchen is well-equipped and designed for functionality, featuring an eye-level double oven and ample worktop space. It is a space that any home cook would appreciate, offering a pleasant environment for meal preparation and cooking. Upstairs, the landing leads to three good-sized bedrooms, each offering a comfortable retreat for family members or guests. The shower room completes the upstairs accommodation, providing a modern and convenient space for the family's daily needs. Outside, the property benefits from a driveway and garage, offering secure off-street parking and additional storage space. The enclosed rear garden is a true haven, featuring a patio area that is ideal for al fresco dining and outdoor relaxation. The garden is a private oasis where you can enjoy the peace and quiet of your surroundings.*

