

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

11'06 x 13'10 (3.51m x 4.22m)

Dining Room

7' x 9'11 (2.13m x 3.02m)

Kitchen

9' x 12'07 (2.74m x 3.84m)

Landing

Bedroom One

9'11 x 12' (3.02m x 3.66m)

Bedroom Two

8'11 x 12' (2.72m x 3.66m)

Bedroom Three

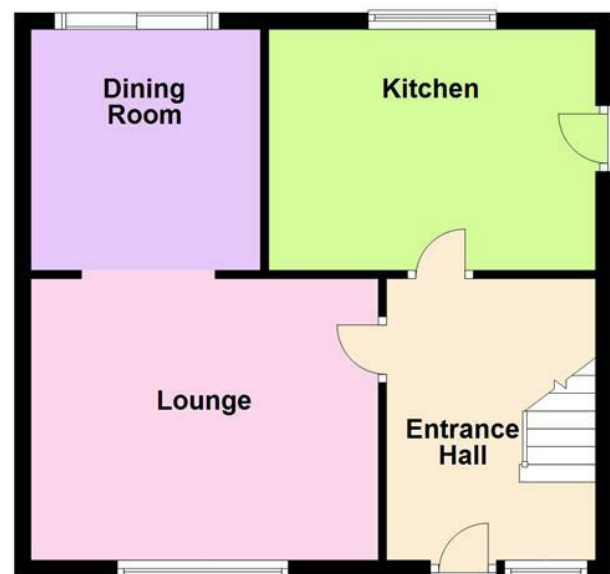
9'10 x 9'09 (3.00m x 2.97m)

Shower Room

5'05 x 9'06 (1.65m x 2.90m)

Ground Floor

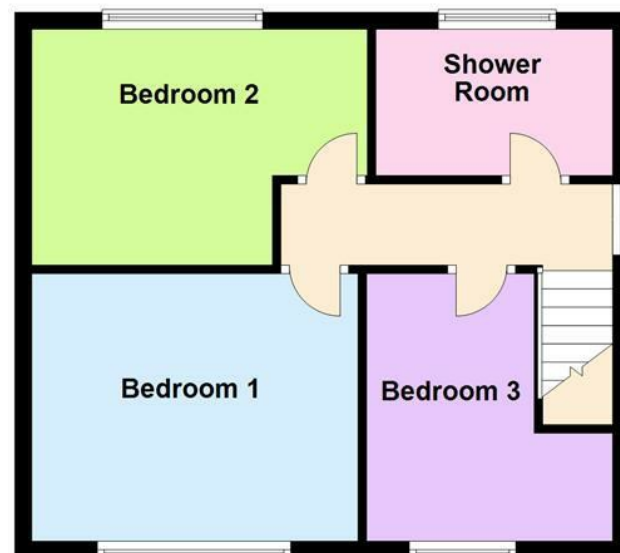
Approx. 44.2 sq. metres (475.7 sq. feet)



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



24 Stafford Drive, Wigston, Leicester, LE18 4YA

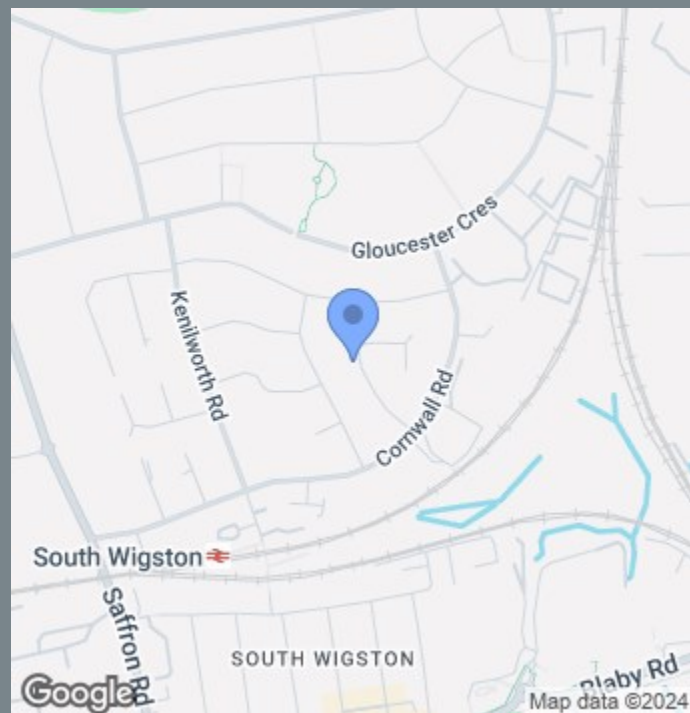
£250,000

OVERVIEW

- Lovely Family Home With No Onward Chain
- Sought After Location
- Entrance Hall & Kitchen
- Lounge & Dining Room
- Three Bedrooms
- Shower Room
- Driveway & Garage
- Enclosed Good Sized Garden
- EER Rating - C, Freehold
- Council Tax Band - C

LOCATION LOCATION....

The beautiful location of Fairfield is tucked away just behind South Wigston. This little estate has everything to offer from an excellent primary school, a Sainsbury's local, pubs, a gym, convenience stores, children park and playing field. Fairfield is also home to the Aylestone Park Football Club which hosts many family fun days throughout the year. Fairfield also benefits from having an entrance to South Wigston Train Station which runs through Narborough Station and Leicester Station. There are plenty of primary schools, Secondary schools and Colleges just a short walk away in the neighbouring towns of South Wigston and Aylestone. Access to surrounding motorways, Fosse Park and the City Centre are only a short drive away.



THE INSIDE STORY

This charming semi-detached home presents an ideal opportunity for those seeking a comfortable and convenient living space. Situated in a highly desirable location, the property boasts easy access to local amenities, schools, and transportation links, making it perfect for families and commuters alike. As you step inside, the entrance hall welcomes you with a warm and inviting atmosphere, leading you to the heart of the home. The spacious lounge, adorned with a large window that floods the room with natural light, offers a cosy retreat for relaxation and entertainment. Adjacent to the lounge, the dining room provides ample space for family meals and gatherings, with the added convenience of patio doors that open out to the enclosed garden, perfect for al fresco dining and outdoor activities. The kitchen is well-equipped and designed to cater to the needs of any home cook, with ample storage and worktop space. Upstairs, the landing leads to three generously sized bedrooms, each offering a peaceful sanctuary for restful nights. The shower room completes the upstairs accommodation, providing a functional space for the family. Outside, the property benefits from a driveway and carport, offering parking and additional storage. The enclosed garden is a true highlight, offering a private and tranquil outdoor space for relaxation and play.

