

FLOOR PLAN

DIMENSIONS

Entrance Hall

Open Plan Lounge, Dining Kitchen

15'02 x 19'05 (4.62m x 5.92m)

Conservatory

8'11 x 9'06 (2.72m x 2.90m)

Downstairs Cloakroom

3'11 x 5' (1.19m x 1.52m)

Bedroom Two

12'02 x 10'02 (3.71m x 3.10m)

Bedroom Three

8'11 x 6'06 (2.72m x 1.98m)

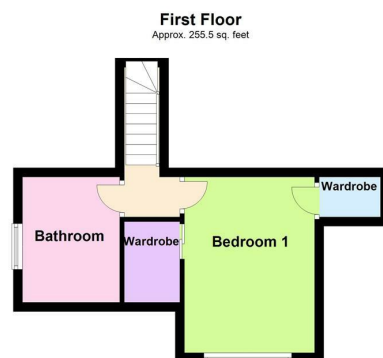
Landing

Bedroom One

12'07 x 9'07 (3.84m x 2.92m)

Bathroom

8'11 x 7' (2.72m x 2.13m)



22 Penzance Avenue, Wigston, Leicestershire, LE18 2HW

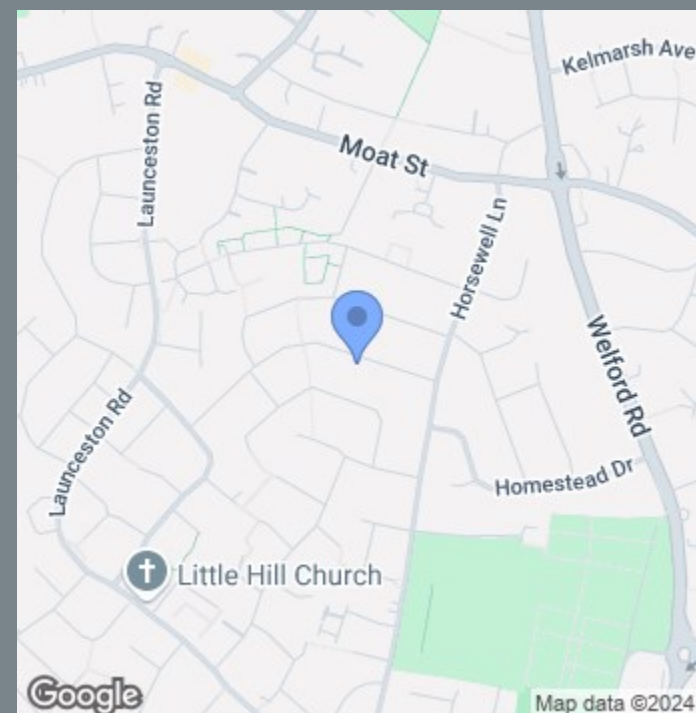
£240,000

OVERVIEW

- Beautiful Dormer Bungalow
- Great Location
- No Onward Chain
- Entrance Hall & Conservatory
- Open Plan Lounge, Dining Kitchen
- Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway, Garage & Garden
- EER Rating - D, Freehold
- Council Tax Band -

LOCATION LOCATION....

Little Hill in Wigston is a charming residential neighbourhood nestled within the borough of Oadby. It is characterised by its peaceful atmosphere and well-maintained homes, making it an attractive location for families and individuals seeking a quiet suburban lifestyle. The area is conveniently situated near the Step In community center, which hosts various programs and activities for all ages, promoting a sense of community and togetherness among the residents. Adjacent to Little Hill is the All Saints Church, a significant local landmark that serves not only as a place of worship but also as a community hub for various events and gatherings. Little Hill Primary School is a cornerstone of the community, providing quality education for children aged 4 to 11. The school's commitment to inclusive education is evident in its partnership with Birkett House School, which supports students with additional needs through a specialist base on the school premises. The neighborhood is further enhanced by the presence of Little Hill Park, a green oasis that offers a variety of recreational activities for residents. The park is a testament to the area's dedication to preserving green spaces and promoting outdoor living. There is a shopping parade with a CO OP store and pharmacy. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

This charming dormer bungalow is a delightful residence situated in a highly sought-after location. Offering the advantage of no onward chain, it presents an ideal opportunity for those seeking to move swiftly. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The heart of the property is the open plan dining kitchen and lounge, which boasts dual aspect windows, flooding the space with natural light and providing a pleasant outlook. The central chimney adds a touch of character and charm, while the kitchen area is well-equipped and stylishly presented. The conservatory is a perfect spot for relaxation and entertaining, as it overlooks the garden and offers a tranquil retreat. The property also benefits from a downstairs WC, adding convenience to daily life. The ground floor features two well-proportioned bedrooms, each offering a comfortable space for rest and relaxation. Upstairs, the property continues to impress with a spacious bedroom that includes two built-in wardrobes, providing ample storage solutions. A bathroom completes the upper level, serving the needs of the entire household. Outside, the property is complemented by a driveway, offering off-street parking, and a garage, providing additional storage or the potential for a workshop. The enclosed garden is a true highlight, featuring a patio area that is perfect for al fresco dining and outdoor entertaining. The garden is a private haven, ideal for those who enjoy spending time outdoors.

