

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
20'7 x 11'3 (6.27m x 3.43m)

Dining Kitchen
20'7 x 8'7 (6.27m x 2.62m)

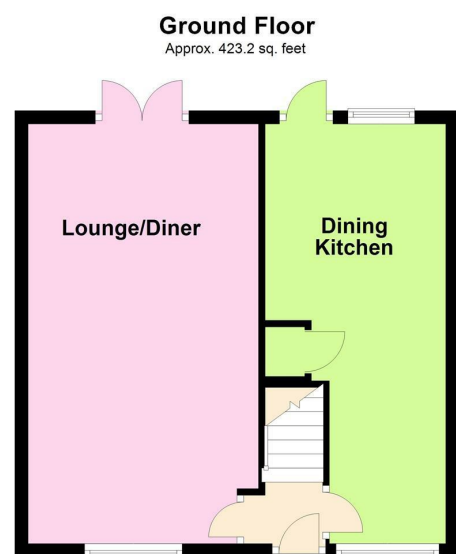
Landing

Bedroom One
14'5 x 11'5 (4.39m x 3.48m)

Bedroom Two
15'2 x 9'2 (4.62m x 2.79m)

Bedroom Three
11'5 x 8'6 (3.48m x 2.59m)

Shower Room
5'11 x 7'8 (1.80m x 2.34m)



Total area: approx. 907.9 sq. feet



131 West Avenue, Wigston, Leicester, LE18 2FE

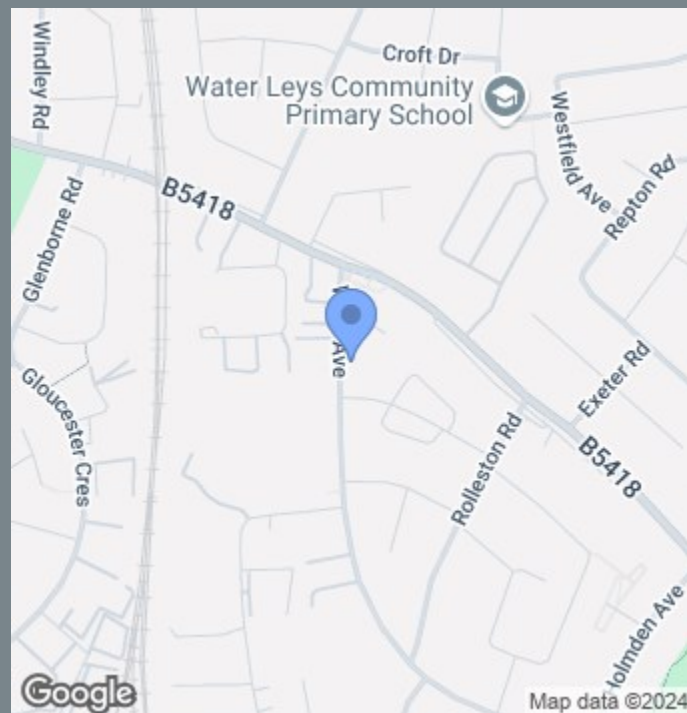
Offers Over £250,000

OVERVIEW

- Deceptively Spacious Family Home
- Popular Location
- Entrance Hall
- Lounge Diner
- Stunning Dining Kitchen
- Three Bedrooms
- Modern Shower Room
- Driveway & Enclosed Garden
- EER Rating D, Freehold
- Council Tax Band - A

LOCATION LOCATION....

Wigston lies three and a half miles South of Leicester and is a thriving village with many retailers, local business, public houses and restaurants. There are numerous primary schools, two secondary schools and South Leicestershire College providing further education on a number of subjects. South Wigston railway provides a regular service to Leicester City and there is also an excellent bus service in the local area. The motorway links of M1/M69 are with in easy access and there are several doctors and dental surgeries.



THE INSIDE STORY

Welcome to this stunning family home, nestled in a highly sought-after location that offers the perfect blend of tranquility & convenience. As you approach, you'll immediately notice the meticulous attention to detail & the welcoming ambiance that sets the tone for the rest of the property. Upon entering through the entrance hall, you are greeted by a sense of spaciousness & elegance. The lounge diner is a generous & versatile area that serves as the heart of the home. Bathed in natural light from the large window to the front & complemented by French doors that open to the rear garden, this space is perfect for both relaxing & entertaining. The lounge diner provides ample room for comfortable seating & a dining area, making it ideal for family gatherings & social events. The modern dining kitchen is a true highlight of the property. Featuring gloss-finished cabinets that exude a sleek & contemporary feel, this kitchen is not only stylish but also highly functional. The breakfast bar is perfect for casual dining or quick meals, while the space for a table & chairs allows for more formal dining experiences. The kitchen is equipped with modern appliances & offers ample storage, ensuring that meal preparation & cooking are a pleasure. Ascending to the first floor, the landing leads to three well-proportioned bedrooms, each offering a comfortable retreat. The bedrooms are designed to provide a peaceful & relaxing environment, with plenty of space for personalisation & storage. The modern shower room completes the upper level, featuring contemporary fixtures & fittings that provide both style & functionality. The shower room is designed to offer a refreshing start or a relaxing end to the day. Outside the driveway provides convenient off-street parking & the rear garden is a true oasis, featuring well-manicured flowered borders, a lawn & a patio area. This space is perfect for entertaining guests, enjoying family time, or simply relaxing & unwinding after a long day.

