

FLOOR PLAN

DIMENSIONS

Porch
1'11 x 6'11 (0.58m x 2.11m)

Hallway
10'08 x 6'11 (3.25m x 2.11m)

**Open Plan Living, Dining
Kitchen**
26'08 x 18'03 max (8.13m x 5.56m
max)

Landing

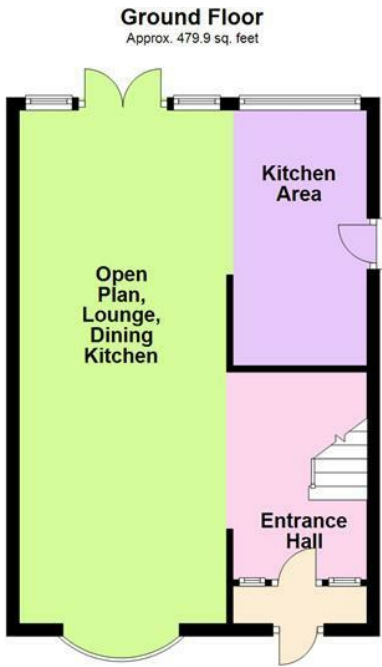
Bedroom One
13'01 x 11'02 (3.99m x 3.40m)

Bedroom Two
12'11 x 11'02 (3.94m x 3.40m)

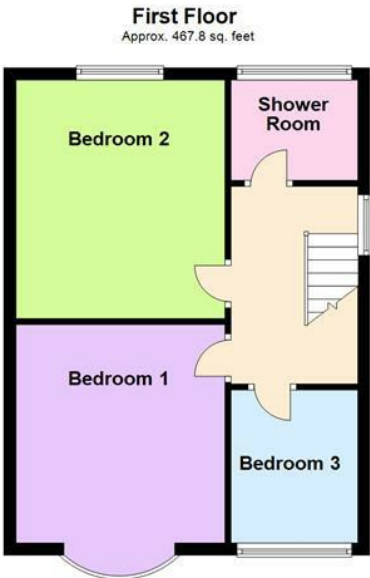
Bedroom Three
7'10 x 6'10 (2.39m x 2.08m)

Shower Room
5'05 x 6'09 (1.65m x 2.06m)

Garage



Total area: approx. 947.7 sq. feet



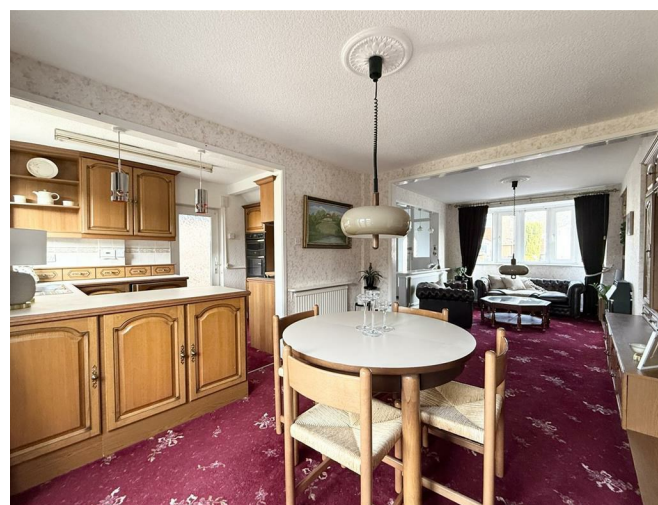
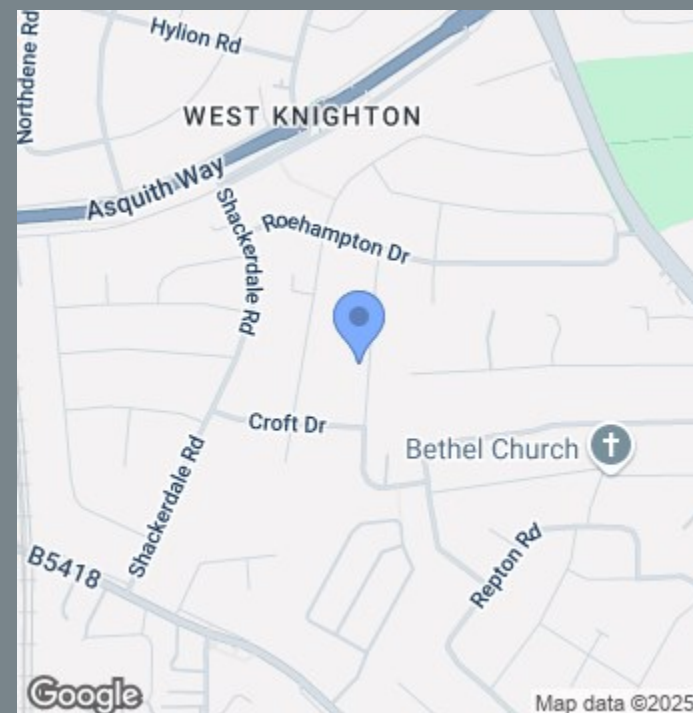
39 Guilford Drive, Wigston, Leicestershire, LE18 1HG
Offers In The Region Of £290,000

OVERVIEW

- Spacious, Bay Fronted, Family Home
- Great Location & No Onward Chain
- Porch & Hallway
- Open Plan Living, Dining Kitchen
- Three Bedrooms & Shower Room
- Lovely Shower Room
- Driveway & Detached Garage
- Enclosed Landscaped Garden
- Viewing Essential
- EER - D, Freehold, Band - C

LOCATION LOCATION....

Situated on Guilford Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

Welcome to this delightful bay fronted semi-detached home, a perfect haven just waiting for a new family to infuse it with love and laughter! As you step inside, you are greeted by a charming porch that leads into a welcoming hallway, complete with a handy cupboard for coats and shoes, ensuring that your home remains organized and tidy. The heart of this lovely abode is its airy open plan lounge and dining kitchen, where a large bay window invites streams of sunlight to dance across the space, creating a warm and inviting atmosphere. French doors open onto a picturesque patio, offering a seamless flow between indoor and outdoor living, making it an ideal spot for entertaining friends or enjoying a quiet morning coffee. The solid wood kitchen is a chef's dream, featuring an eye-level double oven and generous counter space, perfect for culinary adventures and family gatherings. Upstairs, you'll find three inviting bedrooms that provide ample space for relaxation and rest. Bedrooms one and two come equipped with fitted wardrobes, ensuring you have plenty of storage for your belongings while maintaining a clutter-free environment. A shower room on this level adds to the convenience, making morning routines a breeze. The outdoor space is truly a highlight of this property, as the garden is an oasis of tranquillity adorned with a lush lawn, vibrant flowers, and a South facing raised patio area that is perfect for alfresco dining or simply unwinding in the sunshine. With a driveway offering off-street parking and a detached garage featuring an electric door, you'll have all the space you need for hobbies or additional storage. Best of all, this lovely home comes with the added benefit of no onward chain, making it easier for you to move in and start creating beautiful memories.

