

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
11'2 x 17'6 (3.40m x 5.33m)

Kitchen Diner  
15'9 x 15'0 (4.80m x 4.57m)

Study  
7'4 x 10'1 (2.24m x 3.07m)

Downstairs WC

Bedroom One  
10'1 x 15'0 (3.07m x 4.57m)

En-Suite Shower Room

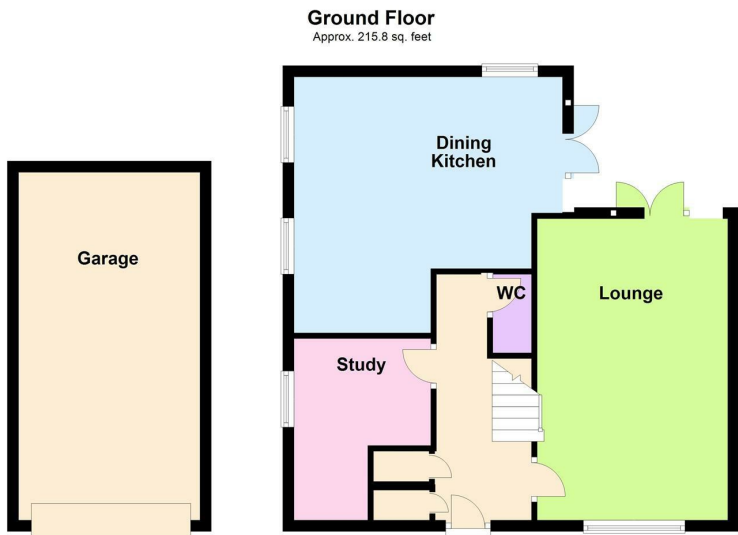
Bedroom Two  
8'9 x 14'10 (2.67m x 4.52m)

Bedroom Three  
10'06 x 12'2 (3.20m x 3.71m)

Bedroom Four  
7'5 x 7'0 (2.26m x 2.13m)

Family Bathroom

Garage  
10'9 x 20'3 (3.28m x 6.17m)



Total area: approx. 215.8 sq. feet



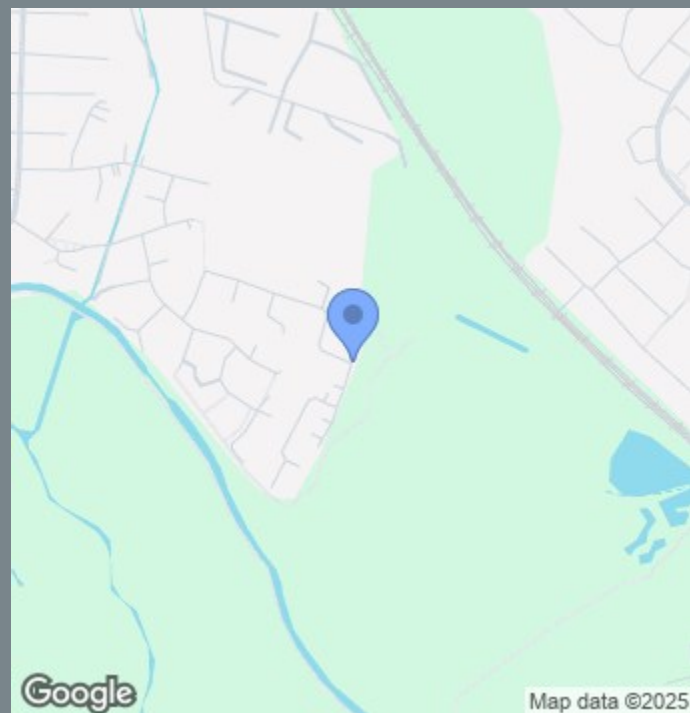


# OVERVIEW

- Four Bedroom Detached Home
- Driveway & Detached Garage
- Family Bathroom, En-Suite & Downstairs WC
- Quiet & Sought After Location
- Local Amenities & Nice Walks Close By
- Viewings Highly Advised
- Lincoln Style Barratts Home
- EPC Rating - B
- Freehold Property
- Council Tax Band - D

## LOCATION LOCATION....

Windlass Drive in Wigston, Leicester, is a peaceful residential area known for its family-friendly atmosphere. The neighbourhood features a mix of detached and semi-detached homes, with access to local amenities, schools, and convenient transport links and offers a sense of community. The average the area excels in educational access and is well-connected to essential services, making it a desirable location for families and professionals.



## THE INSIDE STORY

*\* NO ONWARD CHAIN\**

*This spacious four-bedroom detached home on Windlass Drive, South Wigston, is perfect for families seeking a versatile and comfortable living space. As you enter through the welcoming hallway, you are greeted by access to the ground floor rooms. The front lounge is a bright and inviting space, featuring a large window to the front and patio doors leading to the rear garden. Adjacent to the lounge is a study, currently utilized as a playroom, offering flexibility to suit your needs. The heart of the home is the spacious kitchen-diner which is fitted with modern built in appliances, designed for family living, with ample space for a large dining table and additional patio doors opening onto the garden. A convenient downstairs WC completes the ground floor layout.*

*Upstairs, the property offers three double bedrooms and a single bedroom, currently used as a dressing room and home office. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom, a WC, and a sink.*

*Outside, the property boasts a detached garage and a private rear garden with a slabbed patio area, ideal for outdoor dining or entertaining, alongside a lawned section suitable for children or gardening enthusiasts.*

*Situated in a desirable location, this property is a wonderful family home with plenty to offer. Viewing is highly recommended to appreciate its full potential.*

