

FLOOR PLAN

DIMENSIONS

Porch
1'09 x 5'11 (0.53m x 1.80m)

Entrance Hall
9'03 x 5'11 (2.82m x 1.80m)

Lounge Diner
19'11 x 12'07 (6.07m x 3.84m)

Sitting Room
8'6 x 9'11 (2.59m x 3.02m)

Dining Kitchen
18' x 8'06 (5.49m x 2.59m)

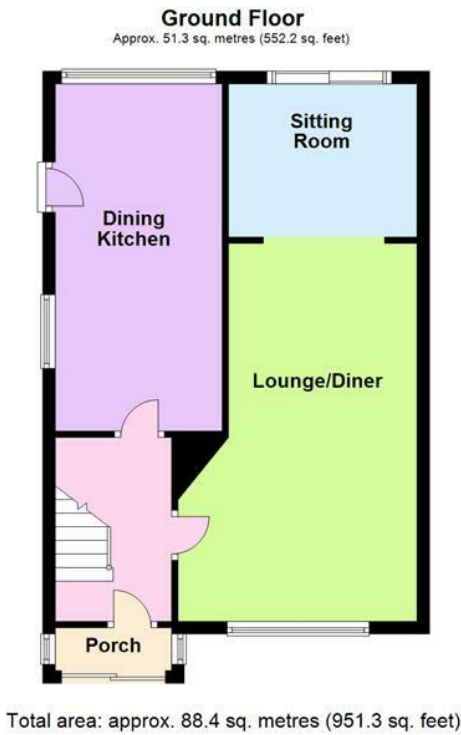
Landing

Bedroom One
13'01 x 10'01 (3.99m x 3.07m)

Bedroom Two
6'08 x 11'09 (2.03m x 3.58m)

Bedroom Three
10' x 8'07 (3.05m x 2.62m)

Shower Room
6'07 x 6'02 (2.01m x 1.88m)

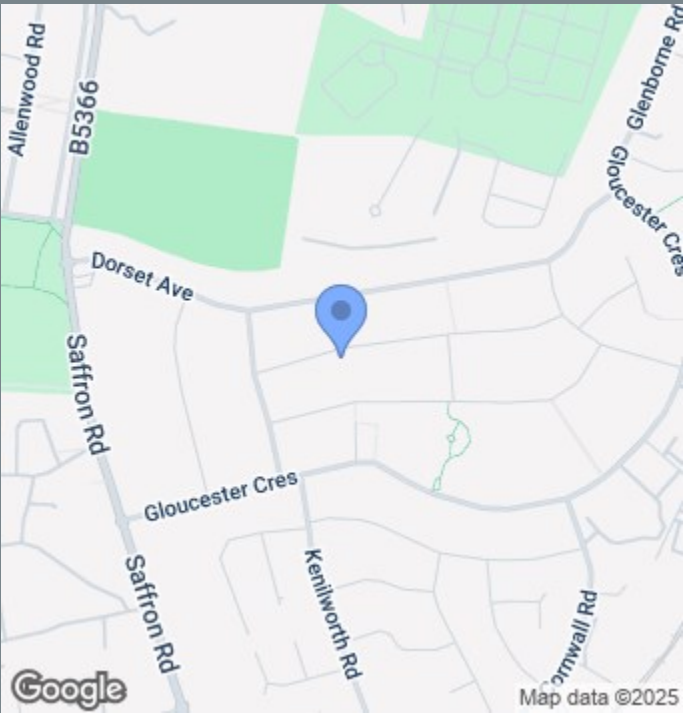


OVERVIEW

- Extended Family Home On Great Sized Plot
- Lovely Location & No Onward Chain
- Entrance Hall & Dining Kitchen
- Lounge Diner & Sitting Room
- Three Bedrooms & Shower Room
- Driveway & Garage
- Lovely Rear Garden
- Viewing Is A Must
- EER Rating - C, Freehold
- Council Tax Band - B

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 extended family home is situated on a larger-than-average plot and offers the added benefit of no onward chain, making it an ideal choice for those seeking space, comfort, and convenience. The property features a welcoming porch that leads into a spacious entrance hall, providing easy access to all the main living areas. The lounge diner is a generous space with a feature fireplace and a window to the front, perfect for family gatherings and entertaining. Adjacent to this is a sitting room, which boasts patio doors that open out to the garden, allowing you to enjoy the outdoors from the comfort of your home. The dining kitchen is bright and airy, with dual aspect windows that let in plenty of natural light, making it a delightful space for cooking and dining. Upstairs, the landing connects three bedrooms, including a master bedroom with fitted wardrobes. The family shower room is conveniently located for easy access. Outside, the property offers a driveway and a detached garage, providing ample parking and storage space. The rear garden is a private and well-maintained area with a patio, perfect for outdoor dining and relaxation. This home is designed to cater to the needs of a growing family, offering both indoor and outdoor spaces that are both functional and inviting. With no onward chain, you can move in with ease and start enjoying this wonderful property right away.

