

FLOOR PLAN

DIMENSIONS

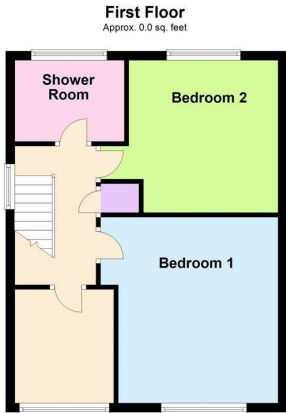
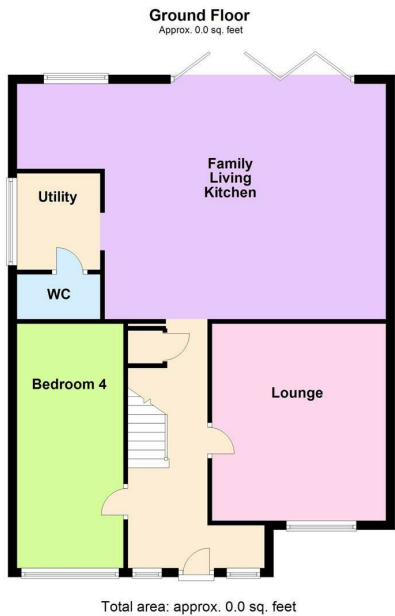
- Entrance Hall**
- Lounge**
14'06 x 12'10 (4.42m x 3.91m)
- Family Living Kitchen**
16'09 x 24'08 max (5.11m x 7.52m max)

- Utility Room**
7'02 x 6'05 (2.18m x 1.96m)
- Downstairs Cloakroom**
3'02 x 6'05 (0.97m x 1.96m)

- Bedroom Four**
14'09 x 7'07 (4.50m x 2.31m)
- Landing**
9'10 x 5'09 (3.00m x 1.75m)

- Bedroom One**
13'01 x 11'06 (3.99m x 3.51m)
- Bedroom Two**
10'11 x 10'11 (3.33m x 3.33m)

- Bedroom Three**
6'04 x 7'04 (1.93m x 2.24m)
- Shower Room**
5'07 x 7'11 (1.70m x 2.41m)

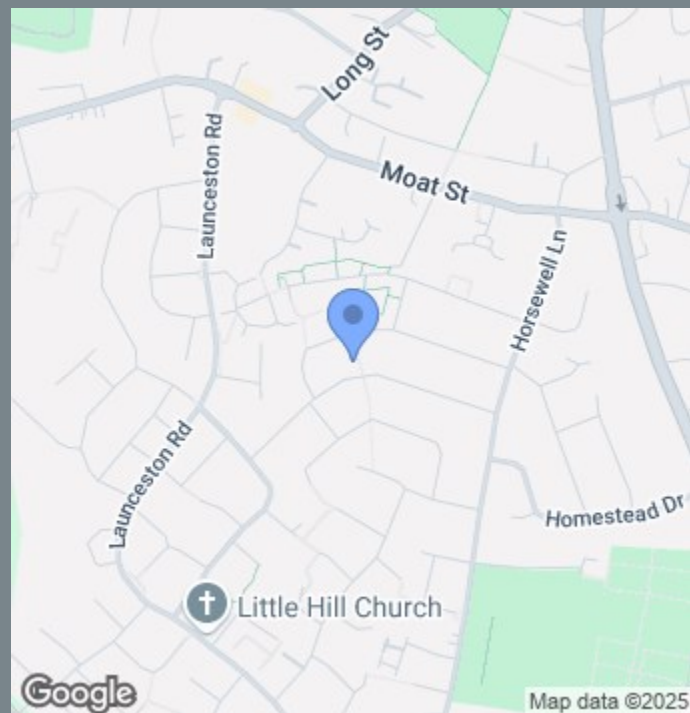


OVERVIEW

- Stunning, Extended Family Home
- Popular Location
- Entrance Hall & Beautiful Lounge
- Fabulous Family Living Kitchen
- Utility Room & Downstairs Cloakroom
- Four Bedrooms & Shower Room
- Driveway & Landscaped Garden
- Viewing Is Essential
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. 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

Nestled in a picturesque setting, this stunning extended family home welcomes you with an inviting entrance hall that sets the tone for the elegance within. The lounge, bathed in natural light from a charming window to the front, offers a cosy retreat for relaxation. The heart of the home is the family living kitchen, a spacious haven featuring a matching island and integrated appliances, including a dishwasher, eye-level oven, and microwave. This culinary paradise seamlessly flows into a dining area and bifold doors open up the entire rear of the room, creating a seamless connection to the outdoors. A utility room, complete with an integrated washing machine and tumble dryer, adds convenience to daily life. The ground floor also boasts a bedroom, perfect for guests or multi-generational living, and a downstairs cloakroom for added practicality. Upstairs, a spacious landing leads to three beautifully appointed bedrooms, with fitted wardrobes in bedrooms one and two. The modern shower room is a sanctuary of style and functionality. Outside, a driveway to the front provides ample parking, while the landscaped rear garden, featuring a tiled patio and a separate tiled area with a pergola, offers a perfect setting for outdoor enjoyment and entertaining. This home is truly a masterpiece of design and comfort.

