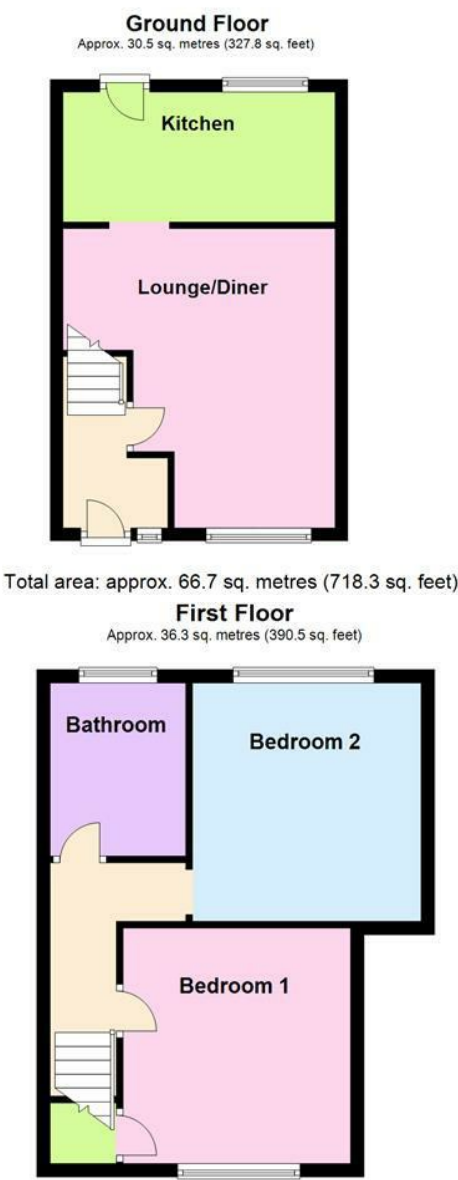


FLOOR PLAN

DIMENSIONS

- Porch
- Lounge Diner
15'07 x 14'06 (4.75m x 4.42m)
- Kitchen
6'09 x 14'03 (2.06m x 4.34m)
- Landing
- Bedroom One
11'01 x 11'02 (3.38m x 3.40m)
- Bedroom Two
11'05 x 11'01 (3.48m x 3.38m)
- Bathroom
8'03 x 6'09 (2.51m x 2.06m)

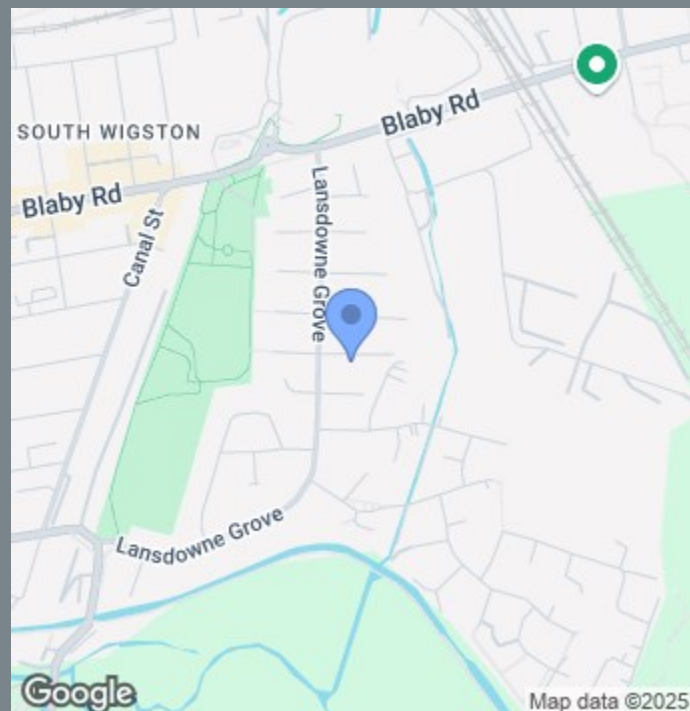


OVERVIEW

- Ideal First Time Or Investment Buy
- No Onward Chain
- Popular Location
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band -

LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs , nurseries and is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its bowling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away.



THE INSIDE STORY

This charming property presents an ideal opportunity for first-time buyers or savvy investors looking to make a smart purchase. Situated in a lovely location, the house boasts no onward chain, making the buying process smooth and hassle-free. Upon entering, you are greeted by a welcoming entrance porch that sets the tone for the character found throughout the home. The spacious lounge diner is a highlight, featuring a window to the front that floods the room with natural light. This versatile space offers ample room for a dining table and chairs, perfect for entertaining guests, as well as a cosy area for relaxing. Adjacent to this is a fitted kitchen, ideal for those who enjoy cooking or hosting gatherings. Upstairs, a well-appointed landing leads to two generously sized double bedrooms, providing ample space for rest and relaxation. The family bathroom is conveniently located, offering comfort and functionality. Externally, the property benefits from a driveway and a garden, adding to its appeal and providing potential for outdoor enjoyment. While the house is in need of some tender loving care, it offers a fantastic canvas for personalisation and improvement.

