

FLOOR PLAN

DIMENSIONS

Entrance Hall  
11'05 x 6'05 (3.48m x 1.96m)

Open Plan Lounge, Dining  
Kitchen  
25'06 x 15'03 (7.77m x 4.65m)

Downstairs Cloakroom  
2'10 x 4'07 (0.86m x 1.40m)

Landing

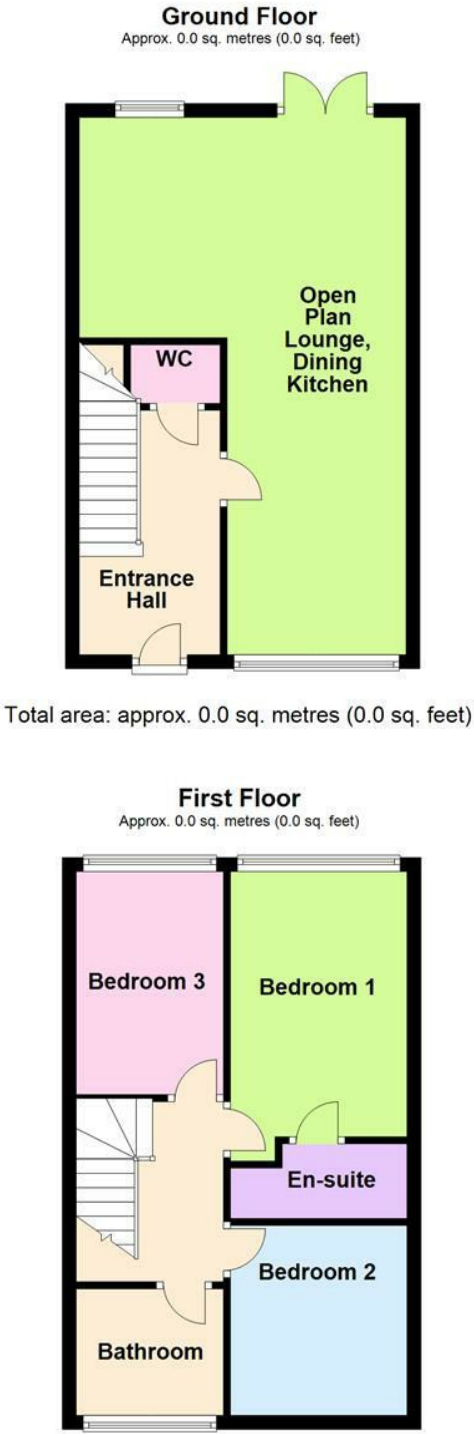
Bedroom One  
12'09 x 8'06 (3.89m x 2.59m)

En Suite  
3'06 x 8'06 (1.07m x 2.59m)

Bedroom Two  
8'09 x 8'06 (2.67m x 2.59m)

Bedroom Three  
10'03 x 6'06 (3.12m x 1.98m)

Bathroom  
5'06 x 6'09 (1.68m x 2.06m)





# OVERVIEW

- Lovely Family Home
- Popular Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Open Plan Lounge, Dining Kitchen
- Three Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Enclosed Garden
- Viewing Essential
- EER Rating - C, Freehold
- Council Tax Band - B

# LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village’s supermarkets including Sainsbury’s and Iceland. Smaller convenience stores, a doctor’s surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone’s taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester’s City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



# THE INSIDE STORY

*This lovely semi-detached home is situated on a modern development, conveniently close to Wigston Magna town centre. With no onward chain, this property is a must-see, and a viewing is highly recommended to fully appreciate its charm. As you enter, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The open plan lounge and dining kitchen create a spacious and inviting atmosphere, perfect for both family living and entertaining guests. The kitchen, located to the front of the house, features stylish cream shaker-style units and contrasting worktops, adding a touch of elegance. The kitchen is equipped with a stainless steel sink drainer with a mixer tap, an integrated oven and hob, plumbing for a washing machine, and ample space for a fridge freezer. The dining area offers plenty of room for family meals and social gatherings, while the lounge area, with its French doors leading out to the garden, is ideal for cosy nights in. A downstairs cloakroom is perfect for any busy family life and is fitted with a low level wc and wash hand basin. Upstairs, the landing provides access to three well-appointed bedrooms. The primary bedroom boasts an en suite shower room, offering convenience and privacy. The family bathroom serves the remaining bedrooms, ensuring that everyone has their own space. Outside, the property features a driveway for off-street parking and a beautifully maintained garden with a lawn and patio area. This outdoor space is perfect for enjoying the sunshine and hosting barbecues.*

