

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
12'07 x 11'11 (3.84m x 3.63m)

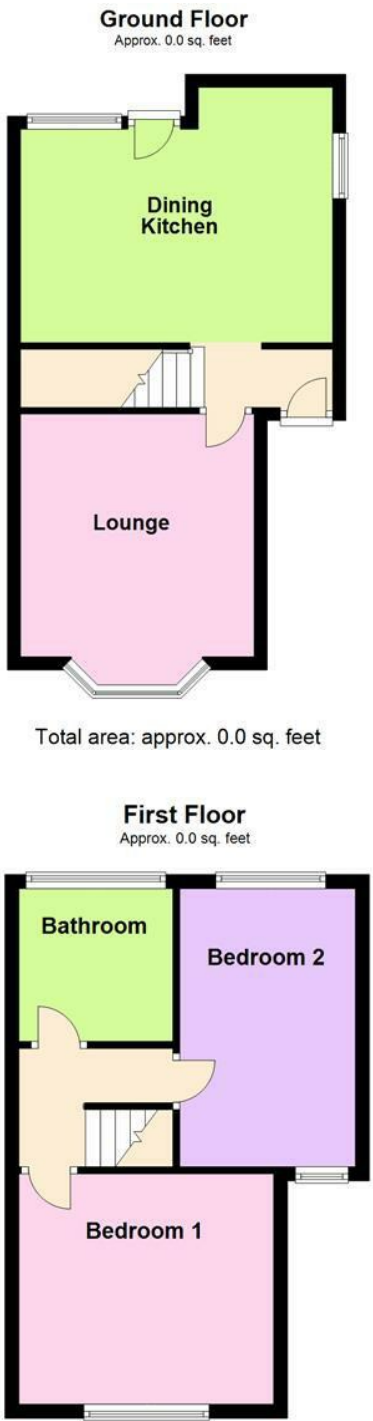
Dining Kitchen  
12'01 x 15'07 max (3.68m x 4.75m max)

Landing

Bedroom One  
10'08 x 11'11 (3.25m x 3.63m)

Bedroom Two  
11'11 x 8'06 (3.63m x 2.59m)

Bathroom  
7'01 x 7'05 (2.16m x 2.26m)

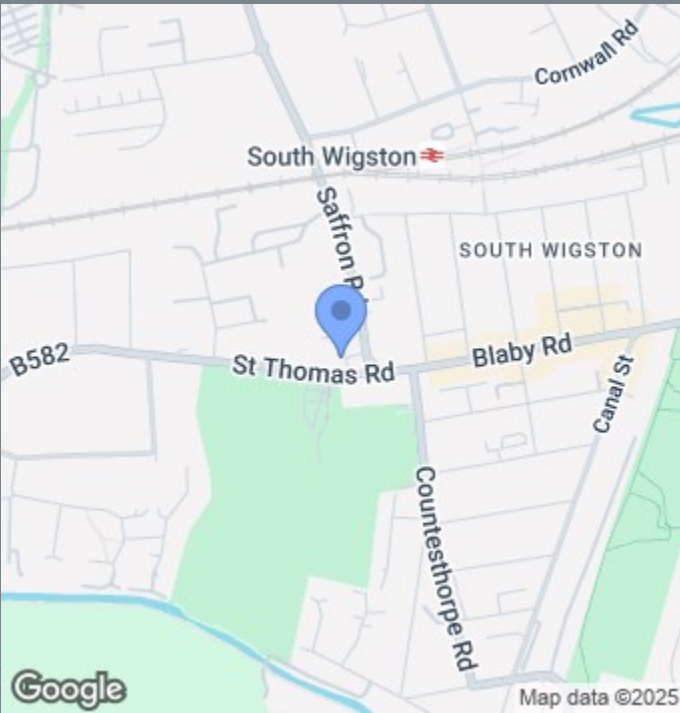


# OVERVIEW

- Fabulous Semi Detached Home
- Great Location
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Driveway & Car Port
- Beautiful Garden
- EPC - C, Freehold, Tax Band - B

# 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 the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can been seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. 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. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



# THE INSIDE STORY

Nestled in a sought-after location, this delightful semi-detached home offers a perfect blend of comfort and convenience. With no onward chain, this property is ready to welcome its new owners with open arms. As you step through the front door, you are greeted by a welcoming hallway that sets the tone for the rest of the house. The spacious lounge, adorned with a charming bay window, invites natural light to dance across the room, creating a warm and inviting atmosphere. The heart of this home is the dining kitchen, a culinary haven designed for both functionality and style. Featuring an array of wall and base cabinets, a practical sink with a mixer tap, and plumbing for a washing machine and dishwasher, this kitchen is a dream for any aspiring chef. The integrated oven and hob, complete with an extractor above, ensure that cooking is both efficient and enjoyable. The dining area, with ample space for a table and chairs, is perfect for family meals and entertaining guests. A convenient door leads directly to the garden, making it easy to enjoy al fresco dining and outdoor relaxation. Upstairs, the landing provides access to two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The modern bathroom, with its sleek design and contemporary fixtures, is a sanctuary for unwinding after a long day. Outside, the block-paved driveway to the front offers ample parking space, while the covered storage to the side provides a practical solution for keeping your outdoor essentials neatly tucked away. The lovely garden, with its lush lawn, inviting patio, and decked seating area at the top, is a true oasis. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor space is perfect for making memories with family and friends.

