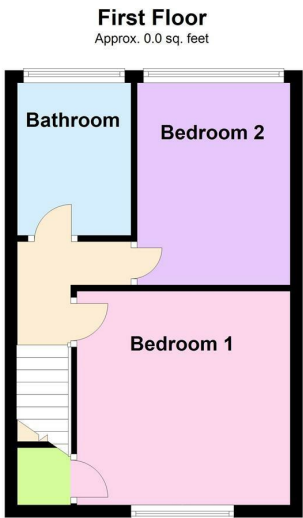
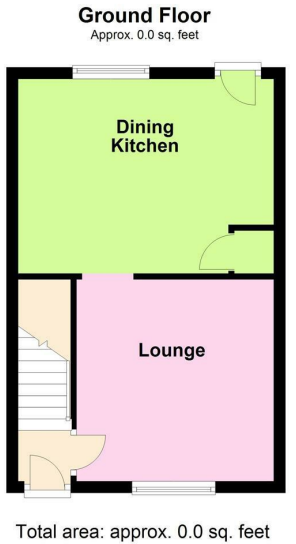


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
11'2 x 11'2 (3.40m x 3.40m)
- Dining Kitchen  
11'1 x 14'4 (3.38m x 4.37m)
- Landing
- Bedroom One  
11'3 x 11'4 (3.43m x 3.45m)
- Bedroom Two  
10' x 8'2 (3.05m x 2.49m)
- Bathroom  
8'6 x 5'11 (2.59m x 1.80m)



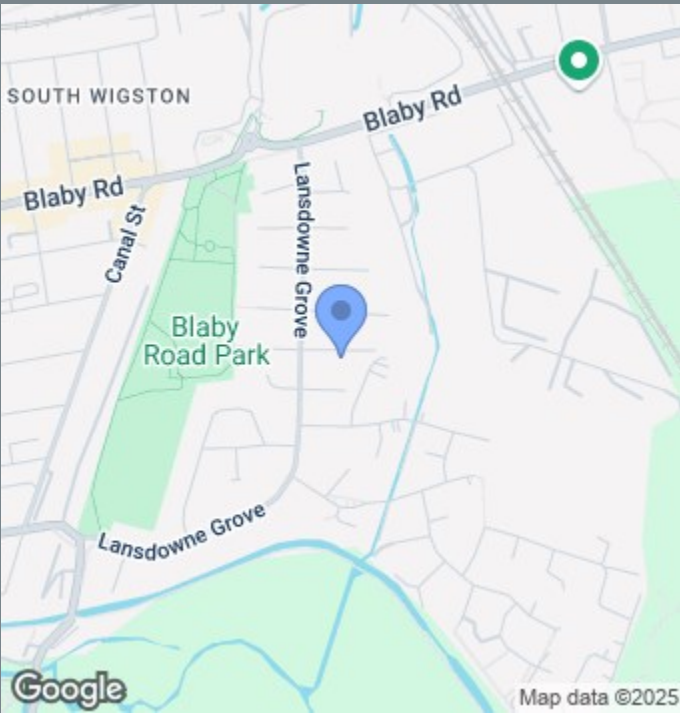


# OVERVIEW

- Beautiful First Time Purchase
- Ideal Location
- Entrance Hall & Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Driveway & Enclosed Garden
- Viewing Advised
- EER Rating - D, Freehold
- Council Tax Band - A

# 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 beautifully presented townhouse, nestled on a cul-de-sac, offers a perfect blend of modern living and timeless charm. Through the entrance hall and into a bright and inviting lounge which is adorned with a large front-facing window that fills the space with natural light and .is perfect for unwinding at the end of the day The heart of the home lies in the spacious dining kitchen, featuring sleek wall and base cabinets topped with stylish, contrasting worksurfaces, creating a contemporary yet functional space for culinary creativity. Ample room for a dining table and chairs ensures effortless entertaining or family meals, while a convenient door opens directly to the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, two generously proportioned double bedrooms provide peaceful havens, each offering ample space for storage and relaxation, while the pristine family bathroom completes the floor with its crisp white three-piece suite, including a bath with an overhead shower, combining practicality with clean, modern design. Externally, the property boasts a well-maintained front driveway for secure off-road parking, while the rear garden's blend of greenery and patio creates a lovely outdoor space, ideal for sunny barbecues or quiet mornings with a coffee.*

