

FLOOR PLAN

DIMENSIONS

Porch

2'02 x 6'01 (0.66m x 1.85m)

Entrance Hall

Lounge

17'05 x 13'05 (5.31m x 4.09m)

Dining Ktichen

8'03 x 27'02 (2.51m x 8.28m)

Living Room

17'11 x 12'06 (5.46m x 3.81m)

Conservatory

12'02 x 9'07 (3.71m x 2.92m)

Downstairs Cloakroom

4'08 x 2'09 (1.42m x 0.84m)

Home Office/Bedroom Four

12'01 x 7'09 (3.68m x 2.36m)

Landing

Bedroom One

13'07 x 13'03 (4.14m x 4.04m)

Bedroom Two

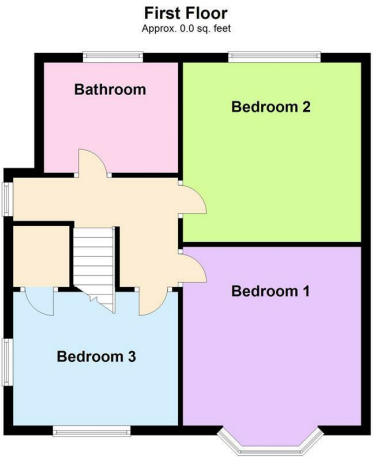
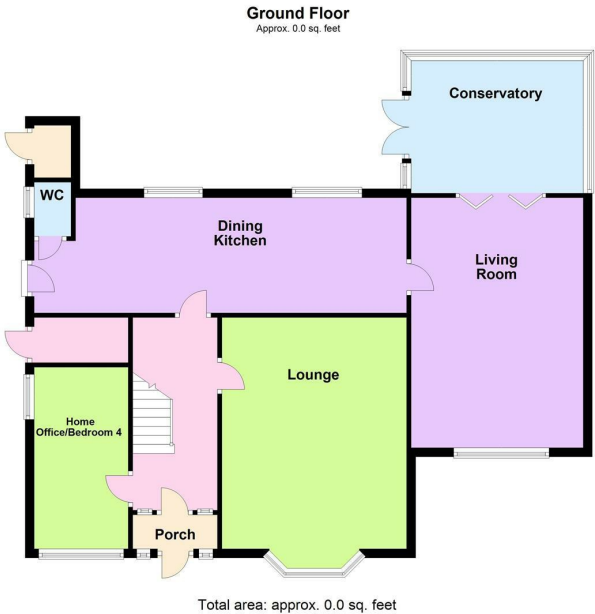
12'02 x 12'01 (3.71m x 3.68m)

Bedroom Three

9' x 14'07 (2.74m x 4.45m)

Family Bathroom

7'07 x 9'04 (2.31m x 2.84m)

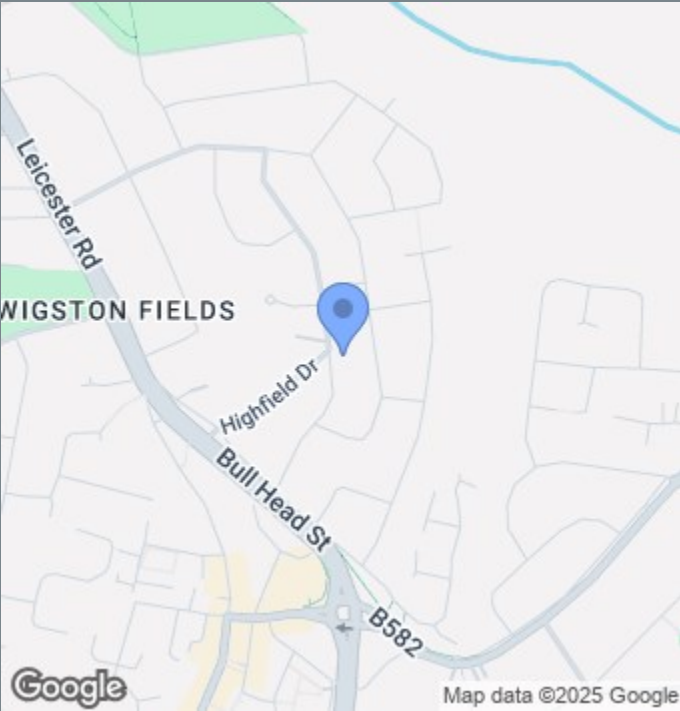


# OVERVIEW

- Stunning Detached Family Home
- Great Location
- Porch, Entrance Hall & Downstairs WC
- Lounge & Dining Kitchen
- Living Room & Conservatory
- Home Office/Bedroom Four
- Three Bedrooms & Family Bathroom With Underfloor Heating
- Cobblecrete Driveway with Electric Car Charging Point
- Landscaped Garden, Two Brick Outhouses With Power and Lighting
- EER Rating C, Freehold, Tax - D

# LOCATION LOCATION....

Wigston Fields which is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



# THE INSIDE STORY

Nestled in a highly sought-after location, this exquisite detached family home effortlessly combines modern elegance with timeless charm. The property welcomes you through an inviting porch into a spacious entrance hall, setting the tone for the refined interiors that follow. The front lounge immediately captivates with its striking bay window framed by sleek electric blinds, bathing the room in natural light, complemented by a contemporary wall-mounted fireplace that adds warmth & sophistication. Flowing seamlessly from the lounge, the dining kitchen serves as the heart of the home, featuring shaker-style cabinetry with lovely countertops, premium integrated appliances including an eye-level double oven & a spacious dining area, an ideal space for both casual family meals & dinner parties. Adjacent to the kitchen, the versatile living room transitions effortlessly into a sun-drenched conservatory through elegant bifold doors, creating a harmonious blend of indoor and outdoor living, while the conservatory itself offers year-round enjoyment with its panoramic garden views. Practicality meets luxury on the ground floor, with a downstairs cloakroom & a flexible home office/bedroom four—perfect for remote work or overnight guests. Ascend the staircase to the first floor, where three exceptionally spacious bedrooms await, each offering ample storage & tranquil outlooks, while the show stopping family bathroom elevates everyday routines with its freestanding roll-top bathtub, walk-in shower, wash hand basin and wc. Outside, the cobblecrete driveway provides off road parking for multiple vehicles & the private rear garden is meticulously landscaped with tiered patio areas for alfresco dining, lush evergreen borders & ambient lighting—a serene retreat for summer gatherings or quiet relaxation.

