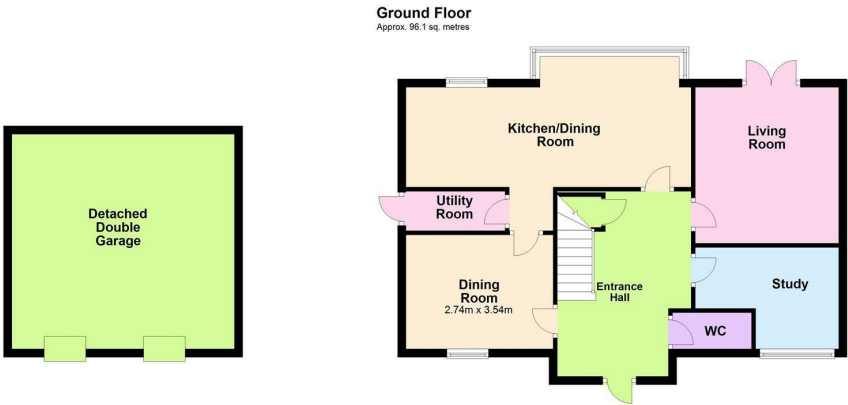


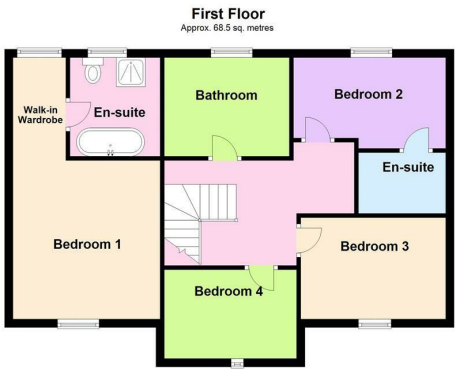
FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Dining Room  
11'08 x 9'00 (3.56m x 2.74m)
- Study  
11'11 x 7'01 (3.63m x 2.16m)
- Downstairs WC
- Living Room  
17'07 x 12'60 (5.36m x 3.66m)
- Kitchen Diner  
21'04 max x 14'04 (6.50m max x 4.37m)
- Utility Room  
8'00 x 5'02 (2.44m x 1.57m)
- Bedroom One  
13'08 x 11'10 (4.17m x 3.61m)
- Walk-in Wardrobe  
10'03 x 3'05 (3.12m x 1.04m)
- En- Suite Bath & Shower Room  
8'07 x 7'01 (2.62m x 2.16m)
- Bedroom Two  
12'01 max x 10'08 (3.68m max x 3.25m)
- En-Suite Shower  
9'07 x 3'06 (2.92m x 1.07m)
- Bedroom Three  
11'09 x 10'06 (3.58m x 3.20m)
- Bedroom Four  
10'11 x 9'07 (3.33m x 2.92m)
- Family Bathroom  
9'10 x 7'10 (3.00m x 2.39m)
- Detached Double Garage  
17'06 x 16'10 (5.33m x 5.13m)



Total area: approx. 164.6 sq. metres



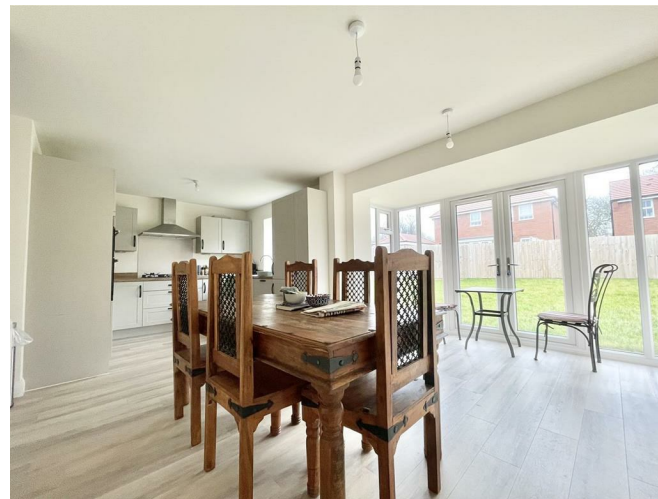
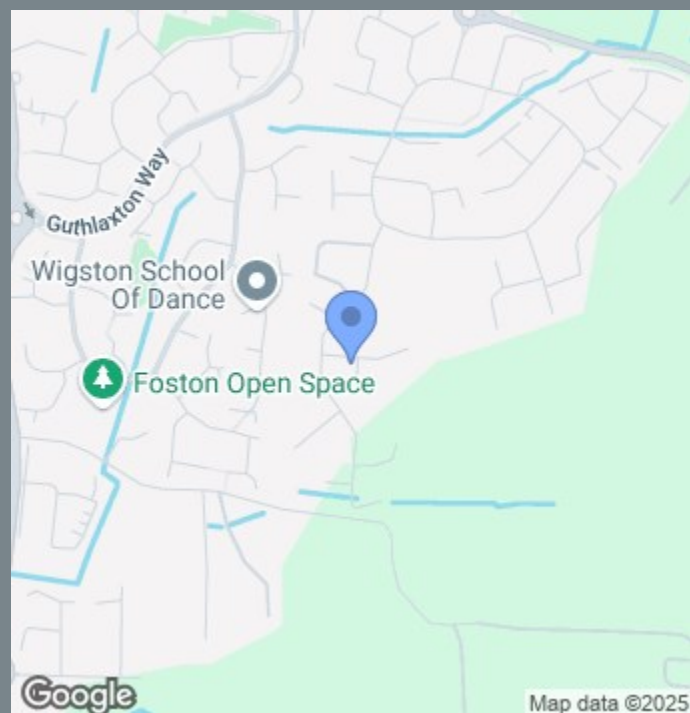


## OVERVIEW

- Four Bedroom Detached Family Home
- Double Detached Garage With Electric Doors
- Two En-suite Bathrooms, Family Bathroom & Downstairs WC
- Ample Driveway For Multiple Cars
- Under NHBC Warranty & Insurance
- Excellent Condition Throughout
- Viewings Highly Advised
- Freehold Property
- EPC Rating - B
- Council Tax Band - F

## LOCATION LOCATION....

Gravel Pen in Wigston is a quiet, residential area known for its suburban charm and community feel. The neighbourhood offers a mix of modern and traditional homes, with a peaceful atmosphere that appeals to families and professionals alike. With convenient access to local amenities, schools, and transport links, it provides a balance between suburban living and easy connections to Leicester and beyond. The area is well-served by green spaces and local shops, making it a comfortable and welcoming place to live.



## THE INSIDE STORY

*This stunning four-bedroom detached Davidson Home is situated in the desirable Gravel Pen area of Wigston and is in virtually brand-new condition. Offering spacious and modern living, the property boasts high-quality finishes throughout. Upon entering, a large hallway leads to a spacious separate dining room, a study, and a generous living room with patio doors opening onto the rear garden. The kitchen-diner is bright and spacious, featuring a square bay window with additional patio doors to the garden, and a separate utility room for added convenience. A downstairs WC completes the ground floor. Upstairs, there are four well-proportioned double bedrooms. The main bedroom benefits from a walk-in wardrobe and a luxurious en-suite with a bathtub, shower, sink, and WC. The second bedroom also has an en-suite shower room, while the remaining two bedrooms share a modern family bathroom with a bathtub, separate shower, sink, and WC. The rear garden is a fantastic size, featuring a slabbed patio and a neatly mowed lawn. A detached double garage with two electric doors and full electrical supply provides ample storage and parking. This exceptional home offers modern comfort, generous space, and a peaceful setting, making it ideal for families and professionals alike.*

