

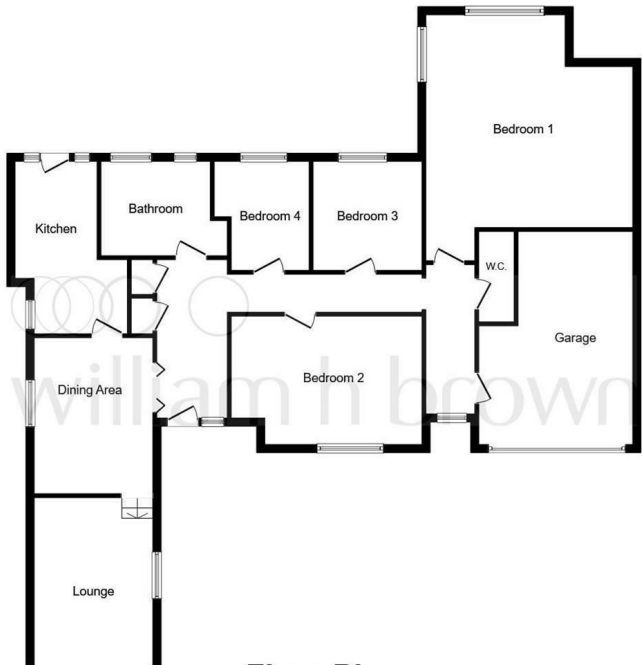
FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
15'8 x 12'9 (4.78m x 3.89m)
- Dining Area**
12'10 x 10'1 (3.91m x 3.07m)
- Kitchen**
14'6 x 9'10 (4.42m x 3.00m)
- Bedroom One**
17'6 x 17'3 (5.33m x 5.26m)

- Separate WC**
- Bedroom Two**
15'8 x 10'9 (4.78m x 3.28m)
- Bedroom Three**
9'2 x 9'1 (2.79m x 2.77m)
- Bedroom Four**
9'2 x 8' (2.79m x 2.44m)

Family Bathroom



Floor Plan

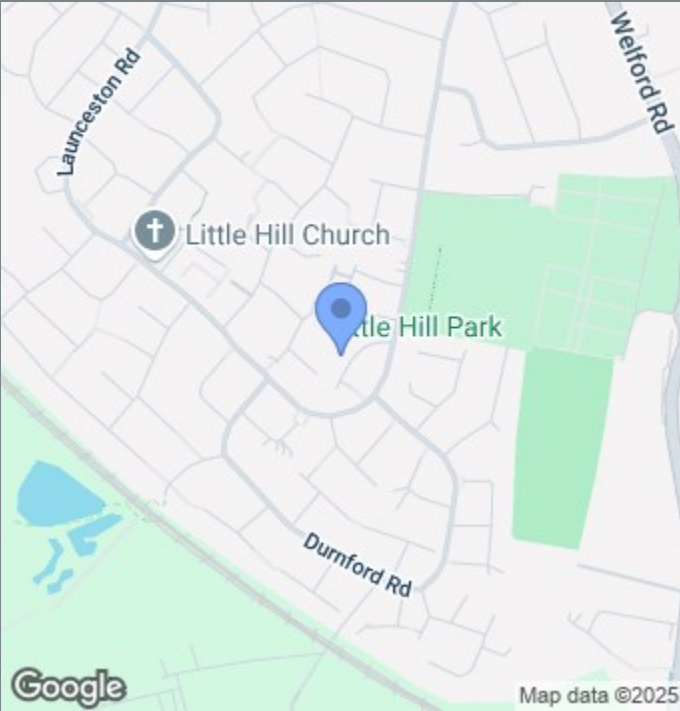


OVERVIEW

- Deceptively Spacious Detached Home
- Fabulous Cul De Sac Location
- Entrance Hall & Breakfast Kitchen
- Lounge & Dining Area
- Four Bedrooms
- Family Bathroom & Additional WC
- Driveway & Double Garage
- Beautiful Garden
- Viewing Is Highly Recommended
- Freehold, EER - D, Tax Band - E

LOCATION LOCATION....

Nestled in the heart of Wigston, Little Hill offers a charming blend of suburban tranquility and modern convenience, making it a highly desirable location for families and community-minded residents. Its prime location places residents within walking distance of Little Hill Primary School, bustling retail hubs, and the South Wigston Conservation Area, seamlessly blending everyday practicality with access to green spaces and historical charm. The vibrant Little Hill Residents Association fosters a strong sense of community through initiatives like landscaped public areas, while the estate's proximity to major roads ensures easy connectivity to Leicester and beyond. With its mix of serene suburban living, family-friendly amenities, and active community spirit, Little Hill stands out as an ideal choice for those seeking a balanced, welcoming lifestyle.



THE INSIDE STORY

Tucked away in a peaceful cul-de-sac, this wonderful detached bungalow offers an exceptional opportunity to enjoy both space and tranquility in equal measure. Sitting proudly on a generous plot, this deceptively spacious home invites you in through a welcoming entrance hall that flows effortlessly into a beautifully bright lounge, where dual aspect windows bathe the room in natural light and a charming feature fireplace creates a cosy focal point. A raised dining area provides the perfect setting for entertaining guests or enjoying family meals. The kitchen is both stylish and practical, fitted with warm wooden wall and base units, and complemented by a breakfast bar ideal for informal dining. A door leads directly into the landscaped rear garden, making indoor-outdoor living a breeze. This lovely home boasts four well-proportioned bedrooms, including a fabulous primary bedroom with dual aspect windows offering peaceful views across the garden. The bathroom is a haven of relaxation, complete with a corner bath, separate shower cubicle, wash hand basin, WC, and even a bidet. An additional WC adds further convenience. Outside, the property continues to impress with a beautifully landscaped rear garden featuring a raised patio, mature shrubs, and a manicured lawn—perfect for enjoying the sunshine or hosting alfresco gatherings. A double garage with electric door, ample driveway parking and an attractive front garden complete the picture. This is a home that must be seen to be truly appreciated—spacious, stylish, and superbly located.

