

FLOOR PLAN

DIMENSIONS

- Entrance Hall**
18'5 x 5'09 (5.61m x 1.75m)

Kitchen
18'5 x 7'04 (5.61m x 2.24m)

Lounge Diner
19'08 x 22'06 max (5.99m x 6.86m max)

Conservatory
11'04 x 8'05 (3.45m x 2.57m)

Downstairs Cloakroom
6'03 x 2'07 (1.91m x 0.79m)

Bedroom Four
18'05 x 7'09 (5.61m x 2.36m)

Landing

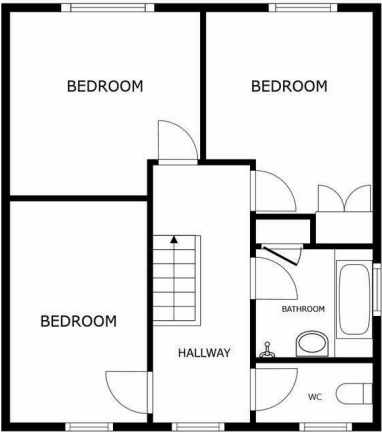
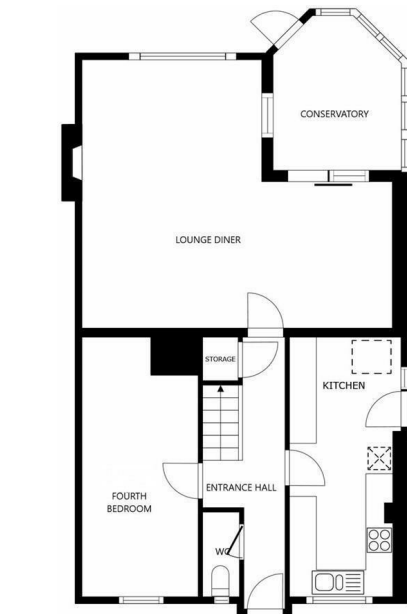
Bedroom One
10'07 x 11'09 (3.23m x 3.58m)

Bedroom Two
11'07 x 10'06 (3.53m x 3.20m)

Bedroom Three
11'06 x 8'04 (3.51m x 2.54m)

Bathroom
6'01 x 7'06 (1.85m x 2.29m)

Separate WC
2'10 x 7'06 (0.86m x 2.29m)

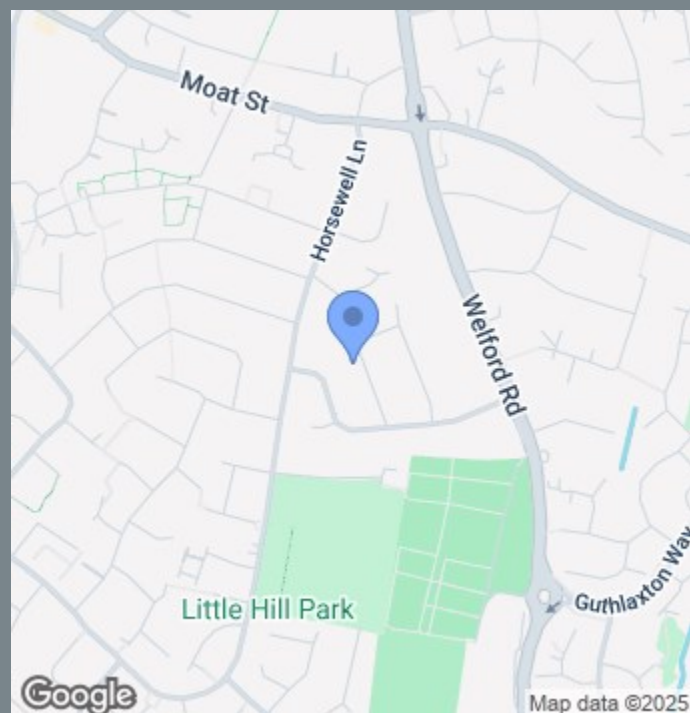


OVERVIEW

- Spacious Detached Family Home
- Great Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner & Conservatory
- Four Bedrooms With Fourth On Ground Floor
- Family Bathroom & Separate WC
- Driveway & Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council Tax Band - C

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

Offered to the market with no onward chain, this extended detached family residence presents an exciting opportunity for buyers seeking a spacious home in a highly desirable and well-connected location. With generous living accommodation across two floors, this property is perfect for growing families or those looking to put their own stamp on a home. A welcoming entrance hall sets the tone for the rest of the home, leading to a well-proportioned kitchen fitted with a range of wall and base cabinets, providing ample storage and workspace. The light-filled lounge/diner is the heart of the home, boasting a feature fireplace, a large window offering views over the rear garden, and patio doors that open into a conservatory—ideal for entertaining or enjoying the garden all year round. The ground floor also benefits from a guest WC and a versatile fourth bedroom, which could also serve as a study, playroom, or guest room. Upstairs, a generous landing leads to three well-sized bedrooms, all offering excellent natural light. The family bathroom and a separate WC add to the convenience of the upstairs layout. Externally, the property enjoys a driveway providing off-street parking, a front garden, and a rear garden—a perfect space for children to play or for keen gardeners to enjoy.

