

FLOOR PLAN

DIMENSIONS

Entrance Hall
18' x 5'10 (5.49m x 1.78m)

Lounge
10'02 x 22'05 (3.10m x 6.83m)

Conservatory
12'08 x 11'10 (3.86m x 3.61m)

Dining Kitchen
18' x 7'04 (5.49m x 2.24m)

Downstairs Cloakroom
5'05 x 2'06 (1.65m x 0.76m)

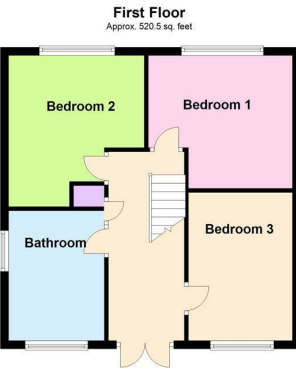
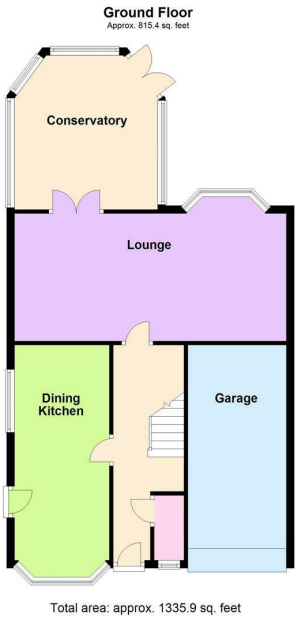
Landing

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

Bedroom Two
11'05 x 10'05 (3.48m x 3.18m)

Bedroom Three
11'10 x 8'06 (3.61m x 2.59m)

Family Bathroom
9'04 x 7'02 (2.84m x 2.18m)

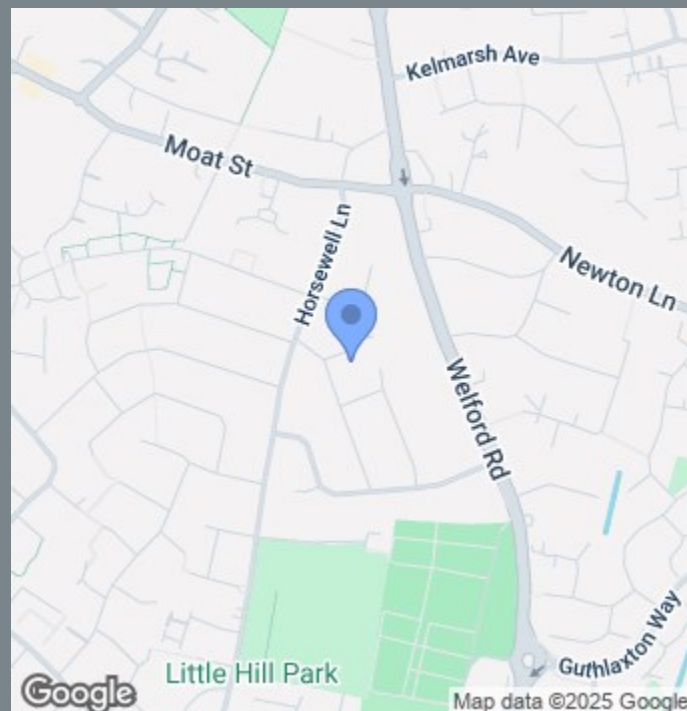


OVERVIEW

- Spacious, Detached Family Home
- Cul De Sac Location
- No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Dining Kitchen
- Lounge & Conservatory
- Three Double Bedrooms & Bathroom
- Driveway, Garage & Garden
- EER Rating - F, Freehold, Council Tax Band - D
- New Boiler - 10 Year Guarantee

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

Welcome to this spacious and inviting detached family home, nestled in a tranquil cul-de-sac within one of the most sought-after neighbourhoods. As you step inside, you are greeted by an elegant Entrance Hall adorned with warm wood flooring, setting the tone for the inviting ambiance throughout the residence. The heart of the home is the Dining Kitchen, featuring a charming bay window that floods the space with natural light, creating a bright and airy atmosphere perfect for both casual meals and entertaining. The kitchen is thoughtfully designed with ample storage and workspace, making it a joy for culinary enthusiasts. The Lounge is a cosy retreat, centered around a classic log burner that adds both warmth and character to the room. The floor-to-ceiling bay window and French doors leading to the conservatory not only provide an abundance of natural light but also offer a seamless transition to the outdoor space. The Conservatory is a delightful addition, offering serene views of the garden and a peaceful setting to relax or dine al fresco. With underfloor heating it's the perfect spot to enjoy the changing seasons in comfort. The downstairs cloakroom has a low level wc and wash hand basin. Upstairs, the Landing is bathed in light from the French doors, enhancing the sense of space and tranquillity. Three well-proportioned bedrooms provide comfortable retreats for family members or guests, each offering a peaceful haven for rest and relaxation. The family Bathroom has underfloor heating and is a luxurious space, featuring a four-piece suite that includes both a shower and a bath, ensuring versatility and convenience for the household. Outside, the property boasts a driveway that provides ample parking, leading to a garage that offers additional storage or parking space. The enclosed Garden is a private oasis, ideal for outdoor activities and family gatherings, with lush greenery and a tranquil setting that complements the home's interior.