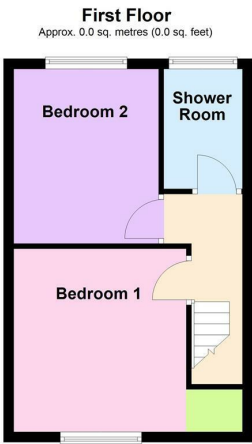
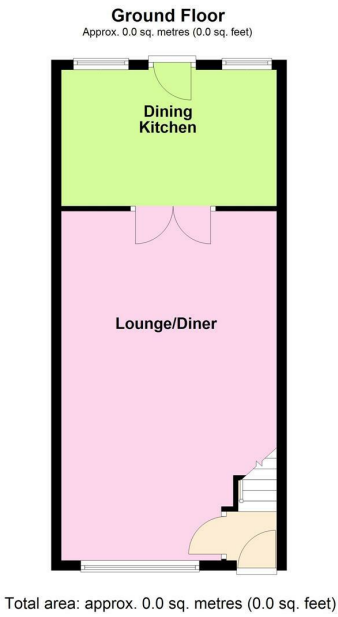


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge Diner  
23'03 x 14'05 (7.09m x 4.39m)
- Dining Kitchen  
8'07 x 12'05 (2.62m x 3.78m)
- Landing
- Bedroom One  
11'01 x 11'02 (3.38m x 3.40m)
- Bedroom Two  
11'02 x 9'04 (3.40m x 2.84m)
- Shower Room  
8'06 x 4'10 (2.59m x 1.47m)



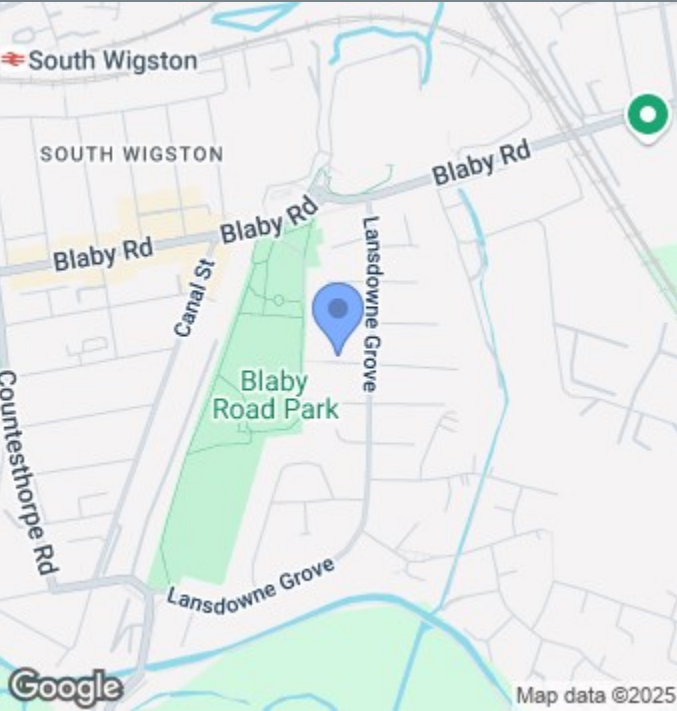


# OVERVIEW

- Extended Town House
- No Onward Chain & Great Location
- Lounge Diner With Bar
- Dining Kttchen
- Two Bedrooms & Shower Room
- Driveway & Beautiful Garden
- Viewing Is Advised
- EER Rating - E
- Freehold Property
- Council Tax Band - A

# LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



# THE INSIDE STORY

*This well-presented two-bedroom townhouse is located in a highly sought-after residential area, offering an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike. With no onward chain, the property is ready for a swift and hassle-free purchase. Upon entering, you are greeted by a bright entrance hallway that immediately sets the welcoming tone of this charming home. To the front, the generous lounge diner provides a spacious and versatile living area, perfect for relaxing, entertaining, or everyday family life. With ample room for comfortable seating, a bar, and a dining area, it's an ideal space for both quiet evenings in and lively social gatherings. At the rear, the dining kitchen is thoughtfully laid out with a range of wall and base units, offering plenty of storage and workspace. All white goods in the kitchen are included, making this a truly move-in ready home. There is also space for a dining table, creating a lovely spot for casual meals or morning coffee while enjoying views of the rear garden. Upstairs, the landing leads to two well-proportioned bedrooms, both tastefully decorated in neutral tones to suit any style. The modern shower room features a sleek white suite and a walk-in shower, providing a contemporary and practical space. Externally, the property benefits from a private driveway with off-road parking for two cars. Additional features include a good-quality large external shed for storage and a four-camera external monitoring system covering the front, side, and rear of the property—offering added peace of mind. To the rear, the enclosed garden has been designed with low maintenance in mind, combining artificial grass, paving, and gravelled areas—ideal for outdoor dining, relaxing, or potting plants, all with minimal upkeep required.*

