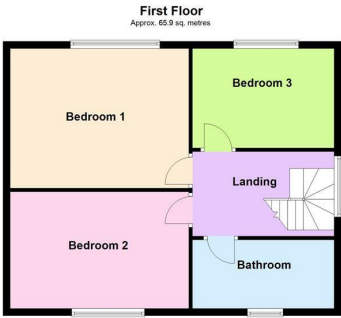


FLOOR PLAN

DIMENSIONS

- Entrance Porch
- Entrance Hall
- Downstairs WC
- Storage Room
- Storage/Boiler Room
- Living Room
12'10 x 14'05 (3.91m x 4.39m)
- Open Plan Kitchen Diner
18'09 x 14'05 (5.72m x 4.39m)
- Study / Playroom
10'04 x 9 (3.15m x 2.74m)
- Utility Room
6'11 x 5'09 (2.11m x 1.75m)
- Conservatory
10'05 x 9'02 (3.18m x 2.79m)
- Bedroom One
12'10 x 10'03 (3.91m x 3.12m)
- Bedroom Two
11 x 12'01 (3.35m x 3.68m)
- Bedroom Three
11'06 x 9'10 (3.51m x 3.00m)
- Family Bathroom
9'09 x 6'03 (2.97m x 1.91m)
- Upstairs Landing
9'10 x 11'06 (3.00m x 3.51m)



OVERVIEW

- Three Double Bedrooms
- Garage & Ample Driveway
- Extended Kitchen Diner
- Downstairs WC & Utility Room
- Large, South Facing Garden
- Viewings Highly Advised
- Little Hill, Sought After Location
- EPC Rating - C
- Freehold Property
- Council Tax Band - D

LOCATION LOCATION....

Bodenham Close in Wigston is a quiet, residential cul-de-sac situated within a well-established suburban area of Leicestershire. The street is characterised by neatly maintained semi-detached and detached family homes, often with private driveways and tidy gardens. The neighbourhood has a peaceful, friendly atmosphere, making it popular with families and retirees alike. Local amenities, including shops, schools, and green spaces, are conveniently close by, and excellent transport links connect residents to Wigston town centre and Leicester city. Overall, Bodenham Close offers a comfortable, community-focused environment with a blend of suburban tranquillity and practical convenience.



THE INSIDE STORY

A beautifully presented detached family home with spacious living and entertaining areas, ideally situated on the sought-after Bodenham Close in Wigston.

This impressive property offers excellent kerb appeal with a generous driveway providing ample off-road parking and an integral garage for additional convenience.

Step inside through the welcoming entrance porch into a bright hallway, which gives access to a handy work-from-home office to the left — perfect for modern family living — and direct access to the garage, a downstairs WC, and a useful under-stairs storage room.

To the rear, you'll find a charming separate dining room featuring a cosy log burner, creating a warm and inviting atmosphere for family meals. This flows seamlessly into a stunning open-plan kitchen diner, thoughtfully extended to include a stylish kitchen island, a relaxed sofa area, and plenty of space for entertaining guests. A practical utility room and a bright conservatory complete the ground floor, offering direct access to the spacious, south-facing garden.

Upstairs, there are three generously sized double bedrooms and a modern family bathroom.

The rear garden is a true highlight of this home — beautifully landscaped with a well-kept lawn, multiple seating areas, a BBQ area ideal for summer gatherings, and a delightful summer house equipped with air conditioning, providing a perfect retreat all year round.

This wonderful property combines comfort, practicality and style, making it an ideal forever home for growing families.

