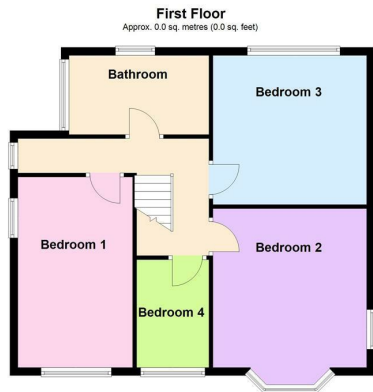


FLOOR PLAN

DIMENSIONS

- Porch**
- Entrance Hall**  
14' x 6' (4.27m x 1.83m)
- Lounge**  
14'05 into bay x 12' (4.39m into bay x 3.66m)
- Living Room**  
12'06 x 11'03 (3.81m x 3.43m)
- Conservatory**  
14'08 x 8'06 (4.47m x 2.59m)
- Family Living Kitchen**  
23'03 x 16'07 max measurements (7.09m x 5.05m max measurements)
- Utilitiy**  
3'10 x 4'10 (1.17m x 1.47m)
- Downstairs Cloakroom**  
3'10 x 3'07 (1.17m x 1.09m)
- Landing**
- Bedroom One**  
16' x 9'07 (4.88m x 2.92m)
- Bedroom Two**  
13'11 into bay x 12' (4.24m into bay x 3.66m)
- Bedroom Three**  
12'5 x 11'2 (3.78m x 3.40m)
- Bedroom Four**  
9' x 6' (2.74m x 1.83m)
- Family Bathroom**  
5'09 x 11'06 (1.75m x 3.51m)





# OVERVIEW

- Spacious Family Home
- Fabulous Location
- Porch & Entrance Hall
- Lounge, Living Room & Conservatory
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Fours Bedrooms & Family Bathroom
- Driveway & Lovely Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - D

# LOCATION LOCATION....

Situated in the sought-after area of Wigston Fields, Highfield Crescent offers a fantastic location for families, professionals, and commuters alike. The area boasts excellent transport links, with several nearby bus routes providing direct access to Leicester city centre and South Wigston train station just a short walk away, offering services to Birmingham, Leicester, and beyond. Families will appreciate the strong selection of local schools, including South Wigston High School, along with several well-regarded primary schools in the area. For outdoor enthusiasts, there are plenty of nearby green spaces such as Knighton Park, Ellis Park, Uplands Park, and the scenic Grand Union Canal towpath—ideal for walking and cycling. Local amenities are within easy reach, with Wigston town centre offering a mix of supermarkets, independent shops, cafes, and essential services. The area is known for its welcoming community atmosphere, making it an ideal place to call home.



# THE INSIDE STORY

Tucked away in a desirable and well-established part of Wigston Fields, this beautifully presented detached family home offers a wonderful balance of space, comfort & modern living, making it perfect for growing families or those seeking room to relax, work & entertain. From the moment you step into the inviting porch and entrance hall, the home's welcoming atmosphere is clear. To the front, a stylish lounge with a bay window provides a cosy retreat, while a separate living room opens through French doors into a bright & airy conservatory—an ideal space to enjoy the garden outlook year-round. The heart of the home is the stunning family living kitchen, thoughtfully designed with sleek white gloss cabinets, contrasting worktops & quality finishes throughout. With ample space for a family dining table set beneath a feature skylight window & French doors opening directly onto the rear garden, it's perfect for both everyday meals & entertaining. A relaxed seating area adds to the sociable flow, complemented by a separate utility room & convenient ground floor WC. Upstairs, the spacious landing leads to four generously sized bedrooms. Bedroom one and bedroom two both enjoy dual-aspect windows, filling the rooms with natural light, and bedroom two also benefits from stylish fitted wardrobes for added practicality. The contemporary family bathroom features a luxurious four-piece suite, including a separate shower & a deep bathtub for indulgent soaks. Outside, the home is equally impressive, with a smart block-paved driveway providing ample off-road parking. The rear garden is a true haven—boasting a paved patio for outdoor dining, a decked area perfect for summer lounging, a well-kept lawn for play & a useful shed for storage. Ideally located this exceptional home offers the perfect setting for modern family life.

