

FLOOR PLAN

DIMENSIONS

Porch
2'09 x 3'02 (0.84m x 0.97m)

Lounge
15'03 x 11'09 (4.65m x 3.58m)

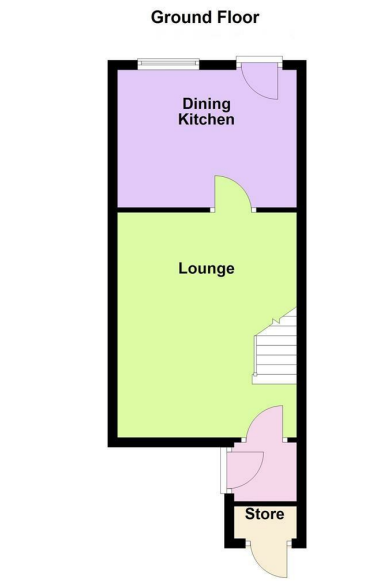
Dining Kitchden
9'04 x 11'09 (2.84m x 3.58m)

Landing

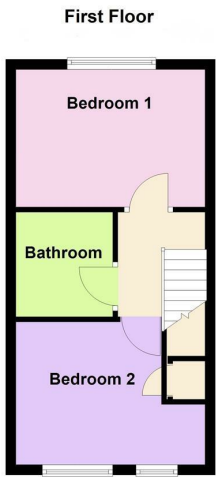
Bedroom One
8'08 x 11'09 (2.64m x 3.58m)

Bedroom Two
9'01 x 11'09 max (2.77m x 3.58m max)

Bathroom
6'09 x 6'09 (2.06m x 2.06m)



Ground Floor Plan



First Floor Plan

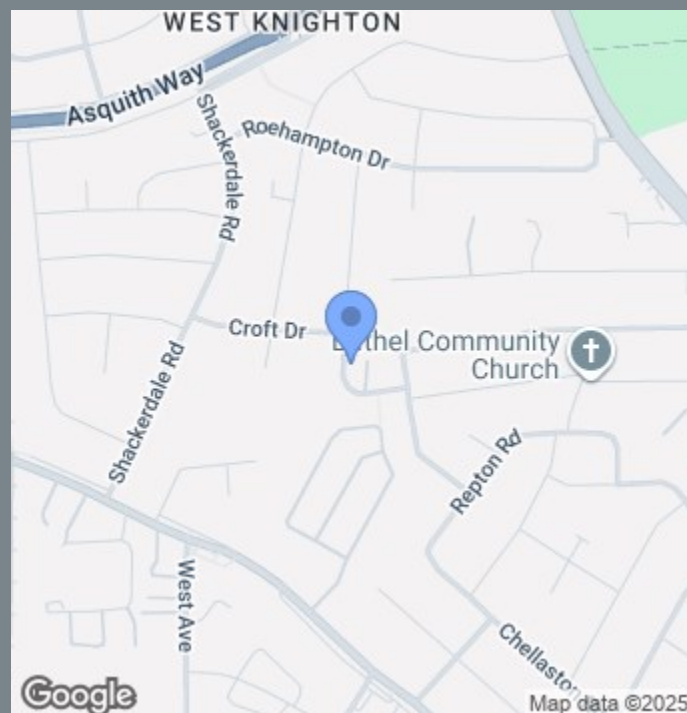


OVERVIEW

- Ideal First Time Or Investment Purchase
- No Onward Chain
- Sought After Locaiton
- Porch & Spacious Lounge
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Garden & Parking
- Viewing Essential
- EER - C, Freehold, Tax Band -

LOCATION LOCATION....

Situated on Guilford Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

This delightful two-bedroom mid-townhouse is the perfect choice for first-time buyers or savvy investors, offered with no onward chain for a smooth and speedy move. The property welcomes you with a handy porch, ideal for coats and shoes before stepping into the inviting lounge, where a large front-facing window fills the room with natural light and a wall mounted fireplace creates the perfect place for relaxing after a long day. The dining kitchen at the rear of the home is both practical and social, with ample wall and base cabinets, a sink drainer with mixer tap, plumbing for a washing machine, integrated oven and hob. There is plenty of room for a dining table and chairs and direct access through a back door into the private garden, making it ideal for family meals or entertaining on warm evenings. Upstairs, a landing leads to two double bedrooms, both offering comfort and flexibility for sleeping, working, or dressing space. The modern bathroom completes the upper floor with a fresh, contemporary feel. Outside, the rear garden enjoys a mix of decking and lawn, perfect for summer barbecues or quiet weekend lounging, while off-road parking adds everyday convenience. A charming home with a welcoming feel throughout — ready to move straight into and start enjoying.

