

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
13'02 x 13'07 (4.01m x 4.14m)

Kitchen
10'02 x 6'06 (3.10m x 1.98m)

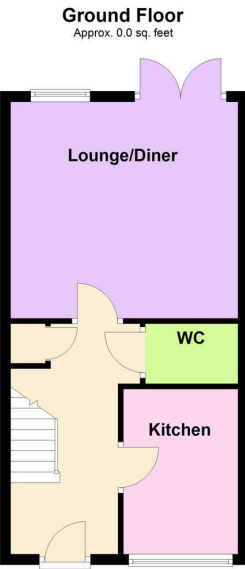
Downstairs Cloakroom
3'08 x 5'01 (1.12m x 1.55m)

Landing

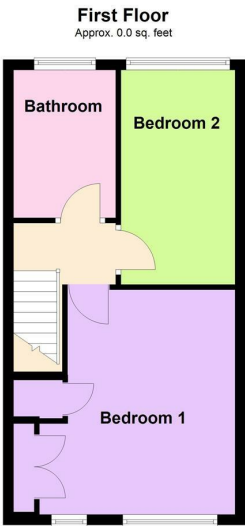
Bedroom One
14'03 x 12'07 max (4.34m x 3.84m max)

Bedroom Two
13'05 x 6'09 (4.09m x 2.06m)

Shower Room
9'01 x 6'05 (2.77m x 1.96m)



Total area: approx. 0.0 sq. feet

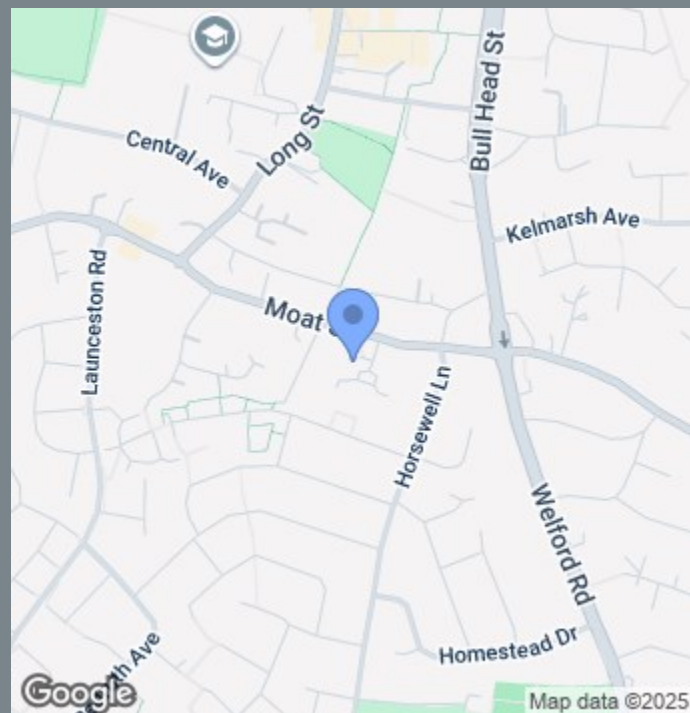


OVERVIEW

- Ideal First Time Buy
- Fabulous Location
- No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner & Fitted Kitchen
- Two Bedrooms & Shower Room
- Enclosed Garden
- Two Parking Spaces
- Viewing Essential
- EER - B, Freehold, Tax Band - B

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

This charming townhouse is tucked away in a sought-after location & offers the perfect opportunity for a first-time buyer to step onto the property ladder with ease & style. As you step through the entrance hall, you're welcomed into a warm, inviting home designed for both comfort & functionality. The spacious lounge diner is the true heart of the property—a versatile space ideal for everything from cosy nights in to lively get-togethers with friends & family. French doors open out onto the garden, filling the room with natural light & creating a lovely flow between indoor & outdoor living. The well-planned kitchen offers a practical space for cooking & everyday living, with plenty of potential to add your own personal touch. A convenient downstairs cloakroom adds extra functionality for modern living. Upstairs, the landing leads to two generous bedrooms, both offering space to relax & unwind, with flexibility to create a stylish guest room, nursery or home office if desired. The shower room is light & bright, providing a calming retreat at the end of the day. Outside, the rear garden is perfect for enjoying warmer weather—whether that's a quiet morning coffee on the patio, an alfresco dinner with friends, or simply a peaceful spot to unwind. Two allocated parking spaces at the front ensure everyday convenience. Offered with no onward chain, this lovely home is ready for its next chapter—an ideal choice for those seeking modern, easy living in a popular, well-connected location.

