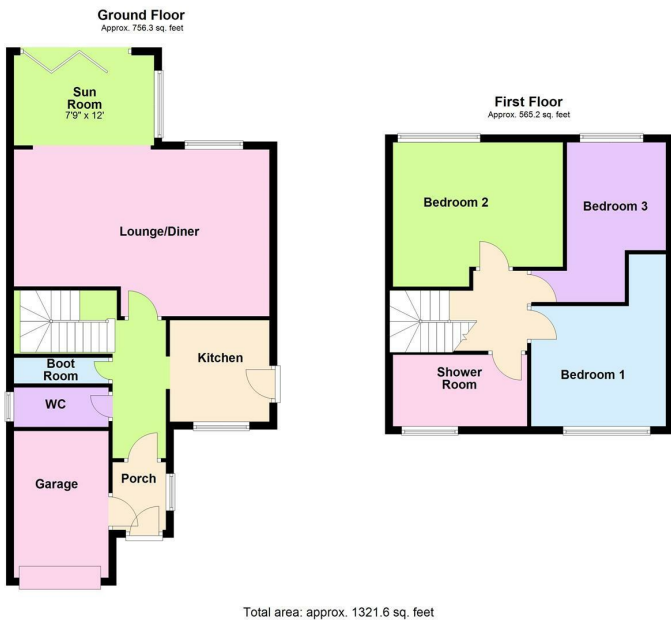


FLOOR PLAN

DIMENSIONS

- Entrance Porch
- Hallway
- Downstairs WC
- Fitted Kitchen
- 10'3 x 8'7 (3.12m x 2.62m)
- Lounge Diner
- 21'10 max x 14'3 max (6.65m max x 4.34m max)
- Sunroom
- 12'1 x 7'9 (3.68m x 2.36m)
- Bedroom One
- 11'62 x 10'33 (3.35m x 3.05m)
- Bedroom Two
- 14'68 max x 10'10 max' (4.27m max x 3.30m max')
- Bedroom Three
- 7'66 x 13'5 max (2.13m x 4.09m max)
- Shower Room
- 10'17 x 5'69 (3.05m x 1.52m)

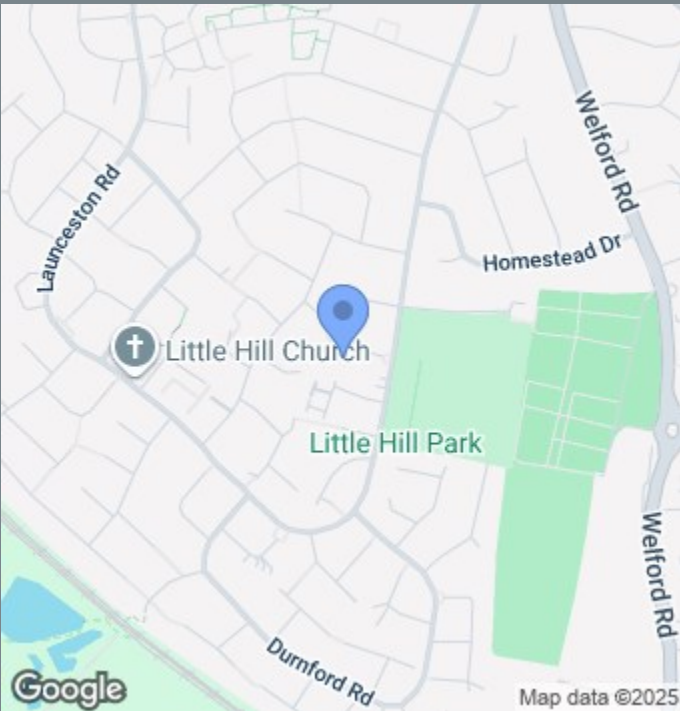


OVERVIEW

- Three Bedroom Detached Family Home
- Cul De Sac Position, In A Desirable Location
- Downstairs WC
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Sunroom With Bifold Doors
- Low Maintenance Rear Garden
- Single Garage and Driveway
- EER Rating to follow
- Freehold - Tax Band D

LOCATION LOCATION....

The ever-popular Little Hill estate, offers community spirit and everyday convenience. Residents benefit from a handy local shopping parade, which includes a CO-OP convenience store for all those daily essentials, along with a selection of independent outlets that add to the neighbourhood's charm. Families are particularly well-catered for, with two well-regarded primary schools located within the estate itself, providing a safe and nurturing learning environment right on the doorstep. Just a short distance away lies Wigston Magna, a bustling centre that boasts a wide array of shops, supermarkets, cafés, and leisure facilities, ensuring all your day-to-day needs are met with ease. The area is also served by a choice of reputable secondary schools, making it a highly desirable spot for those with children of all ages. For commuters and those looking to enjoy the wider region, the estate is ideally positioned. There is a regularly serviced bus route within walking distance, offering reliable links into Leicester and the surrounding areas. Excellent road connections provide swift access into Leicester City Centre, the Leicester ring road, and Junction 21 of the M1, making travel for work, shopping, or leisure both quick and convenient.



THE INSIDE STORY

Tucked away at the head of a quiet cul-de-sac, this beautifully presented three-bedroom detached home offers a perfect blend of modern comfort and practicality, ideal for families or professionals seeking a well-appointed home in a peaceful setting. An entrance porch welcomes you into a bright hallway with access to a convenient downstairs WC and useful storage cupboard. The modern fitted kitchen features contemporary units and ample workspace, perfect for home cooking. To the rear, the spacious lounge diner provides a comfortable and versatile living area, leading into a sunroom with bi-fold doors that open seamlessly to the garden—ideal for indoor-outdoor living. A dogleg staircase leads to the first floor, where you'll find three well-proportioned bedrooms, each offering plenty of natural light. The modern shower room includes a stylish walk-in shower, low-level WC, and wash hand basin set within a sleek back-to-wall vanity unit. To the front of the property, there is a driveway providing off-road parking and access to a single garage, ensuring both convenience and practicality. The rear garden is private and low-maintenance, featuring gated side access.

