

FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
13' x 16'02 (3.96m x 4.93m)
- Dining Room  
9'09 x 11'03 (2.97m x 3.43m)
- Dining Kitchen  
12'02 x 13'07 (3.71m x 4.14m)
- Downstairs Cloakroom  
3' x 6'04 (0.91m x 1.93m)
- Landing
- Bedroom One  
11'05 x 10' (3.48m x 3.05m)
- En Suite  
5'07 x 6'07 (1.70m x 2.01m)
- Bedroom Two  
12'08 x 8'01 (3.86m x 2.46m)
- Bedroom Three  
11'10 x 9'05 (3.61m x 2.87m)
- Bedroom Four  
8'08 x 6'06 max (2.64m x 1.98m max)
- Family Bathroom  
5'07 x 8'01 (1.70m x 2.46m)

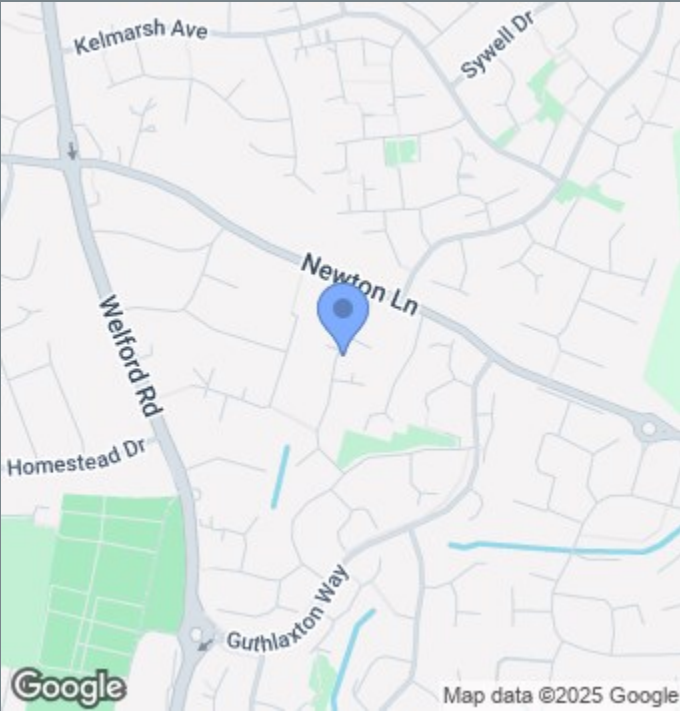


# OVERVIEW

- Spacious Detached Family Home
- Cul De Sac Location
- Entrance Hall & Lounge
- Dining Room
- Dining Kitchen & Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EER - C, Freehold, Tax Band - E

## LOCATION LOCATION....

Little Dale in Wigston is a delightful and well-connected area that offers everything needed for comfortable modern living. Ideally located, it provides excellent transport links with easy access to Leicester city centre, nearby motorway routes, and regular bus services, making commuting and travel effortless. The area is well served by a variety of local shops, supermarkets, cafés, and restaurants, while Wigston’s main shopping areas and amenities are just a short distance away. Families will appreciate the range of highly regarded local schools and nurseries, making it a great choice for those with children. For leisure and relaxation, residents can enjoy the nearby parks and green spaces, ideal for walking, cycling, or spending time outdoors. Little Dale combines convenience, good amenities, and a pleasant residential setting — a wonderful location for families and professionals alike.



## THE INSIDE STORY

*This wonderful detached family home is perfectly positioned on a lovely corner plot within a peaceful cul-de-sac in one of the area’s most sought-after locations. From the moment you step into the welcoming entrance hall, there’s a sense of warmth & comfort that flows throughout. The inviting lounge enjoys a window to the front aspect, filling the room with natural light, and features a charming fireplace—making it the perfect spot to relax after a long day or enjoy cosy evenings with family. The separate dining room offers a more formal space for entertaining, with elegant French doors that open directly onto the garden, creating a lovely connection between indoor & outdoor living. The spacious dining kitchen is the true heart of the home, beautifully fitted with wooden shaker-style wall & base cabinets, contrasting worktops, and plenty of room for a family table & chairs—ideal for everyday meals, homework time, or morning coffees overlooking the garden. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of space for family, guests, or a home office. The primary bedroom benefits from its own en suite shower room, while the family bathroom serves the remaining bedrooms and features a modern, practical layout perfect for busy mornings. Outside, this home continues to impress with a private driveway, front garden, and garage providing ample parking & storage. The rear garden has been lovingly maintained, featuring a lush lawn framed by mature shrubs & bushes, along with a delightful wrap-around patio area—perfect for summer barbecues, alfresco dining, or simply unwinding in the sunshine. With its fantastic location, generous living spaces & beautifully cared-for gardens, this is a truly special home ready to welcome its next family.*

