

FLOOR PLAN

DIMENSIONS

Lounge  
11'04 x 10'05 (3.45m x 3.18m)

Dining Kitchen  
19'9 x 10'05 (6.02m x 3.18m)

Utility  
5'03 x 4'01 (1.60m x 1.24m)

Downstairs Cloakroom  
5'03 x 5'03 (1.60m x 1.60m)

Landing

Bedroom One  
11'03 x 11'09 (3.43m x 3.58m)

Bedroom Two  
11'03 x 11'09 (3.43m x 3.58m)

Bathroom  
9' x 5'03 (2.74m x 1.60m)



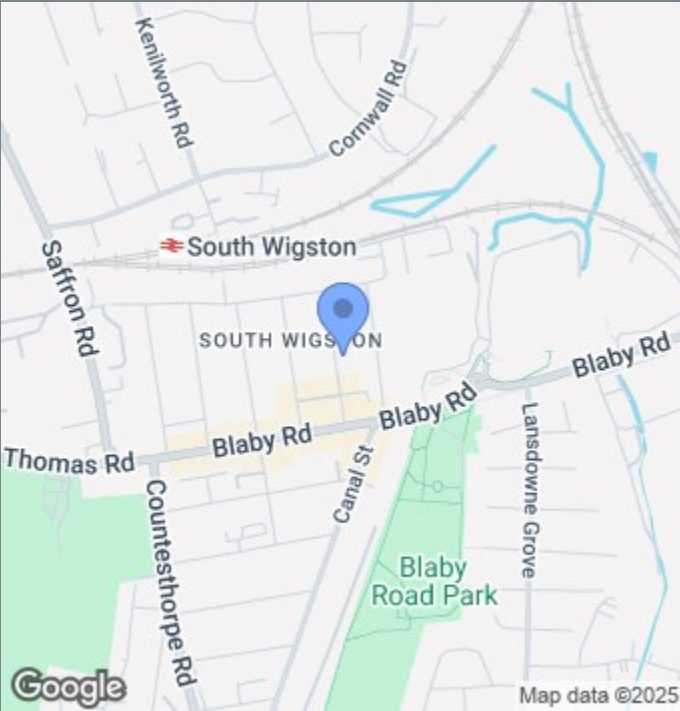


# OVERVIEW

- Beautiful Home
- Ideal First Time Buy
- Lounge & Dining Kitchen
- Downstairs Cloakroom & Utility
- Two Bedrooms
- Bathroom
- Low Maintenance Rear Garden
- Viewing Is a Must
- Great Location
- EER - D, Freehold, Tax Band - A

# LOCATION LOCATION....

Glengate in South Wigston is a convenient and friendly location that offers excellent amenities, strong transport links and a welcoming community feel. Families have access to well-regarded schools including South Wigston High School, Glenmere Primary, Little Hill Primary and All Saints, making it ideal for all ages. Green spaces such as Blaby Road Park are close by, offering play areas, open lawns and room for relaxed walks or family time. South Wigston’s lively centre provides supermarkets, cafés, takeaways, independent shops and everyday essentials, while Fosse Park is only a short drive away for wider retail and dining options. Transport connections are a major advantage here: South Wigston Train Station is just a short walk away, offering direct services to Leicester, Birmingham and beyond, alongside regular bus routes serving the area and easy access to the M1, M69 and Leicester Ring Road. With its strong community, great connectivity, local parks and good schools, Glengate is a fantastic place to call home.



# THE INSIDE STORY

*This charming terraced home is set in a very popular location & makes an ideal first-time buy, offering a wonderfully inviting feel throughout. The cosy lounge welcomes you with a beautiful feature fireplace and a window to the front that fills the room with natural light—perfect for relaxing evenings, movie nights or catching up with friends. The modern dining kitchen is a real highlight, fitted with ample black wall & base cabinets paired with contrasting wooden work surfaces for a stylish, contemporary look. With an eye-level oven, inset sink drainer and plenty of space for a dining table & chairs, it’s a fantastic space for everyday cooking, entertaining or enjoying relaxed family meals. A window overlooking the garden adds a lovely view while you prepare meals. A useful utility room offers extra storage & space for appliances, keeping the kitchen clutter-free, while a downstairs cloakroom adds convenience for busy households. Upstairs, the landing leads to two generous double bedrooms, each offering a comfortable retreat with plenty of space for wardrobes, desks or additional furnishings. The bathroom is fitted with a three-piece suite, providing everything needed for both quick morning routines & relaxing evening soaks. Outside, the home continues to impress with a lovely rear garden—perfect for alfresco dining, summer gatherings or simply unwinding outdoors. It features a patio area, a neat lawn & a delightful undercover seating/dining area that can be enjoyed in all weather, making it a wonderful extension of your living space. This delightful home offers comfort, style & practicality in a sought-after spot—ideal for those stepping onto the property ladder.*

