



**Connells**

Rawson Drive  
Wigston



## Property Description

This attractive three-bedroom family home is a semi-detached property on a corner plot with front and rear gardens, off-road parking, and ready to move in!

Don't miss out on the chance to own this fantastic family home in Wigston. Within walking distance of local amenities, the property boasts off-road parking, front and rear gardens, two bathrooms, a downstairs WC, and a spacious kitchen/diner and lounge.

Wigston, a sought-after South Leicestershire town, provides a variety of local shops, amenities, and dining options. Commuters have easy access to the city through regular transport links via road or rail from South Wigston train station. Reputable schools for all age groups add to the appeal of this location.

Situated on the serene outskirts of Wigston, this freehold property offers a welcoming entrance hall leading to a storage cupboard, first-floor accommodation comprising of three bedrooms, master with en-suite, family bathroom, a downstairs WC, lounge, and a modern fitted kitchen/diner.

## Entrance Hall

Welcoming entrance hall facilitating a storage cupboard, access to the first floor accommodation, downstairs WC, lounge and kitchen/diner.

## Cloakroom

The property features a downstairs WC with a washbasin

## Kitchen/Diner

13' 3" x 8' 1" ( 4.04m x 2.46m )

bright kitchen/diner with granite work surfaces, gas hob, double ovens, dishwasher, combi microwave, and three double glazed windows.

## Lounge

15' 2" x 10' 6" ( 4.62m x 3.20m )

The large lounge has double glazed double doors leading to the rear garden, two windows, a radiator, and a TV socket.

## Landing

The landing offers a storage cupboard, combi boiler, access to all bedrooms, family bathroom, loft access, and a double glazed window.

## Bedroom 1

9' 5" x 8' 1" ( 2.87m x 2.46m )

The master bedroom includes an en-suite with fitted wardrobes, a radiator, and a double glazed window to the rear.

## En-Suite

## Bedroom 2

10' 4" x 8' 3" ( 3.15m x 2.51m )

The second bedroom features fitted wardrobes, a double glazed window to the front, and a radiator.

## Bedroom 3

7' 9" x 6' 5" ( 2.36m x 1.96m )

The good-sized third bedroom benefits from a double glazed window to the rear and a radiator.

## Bathroom

The family bathroom comprises a bath with a shower, WC, washbasin, vinyl flooring, tiles around the bath, and two double glazed windows to the front.

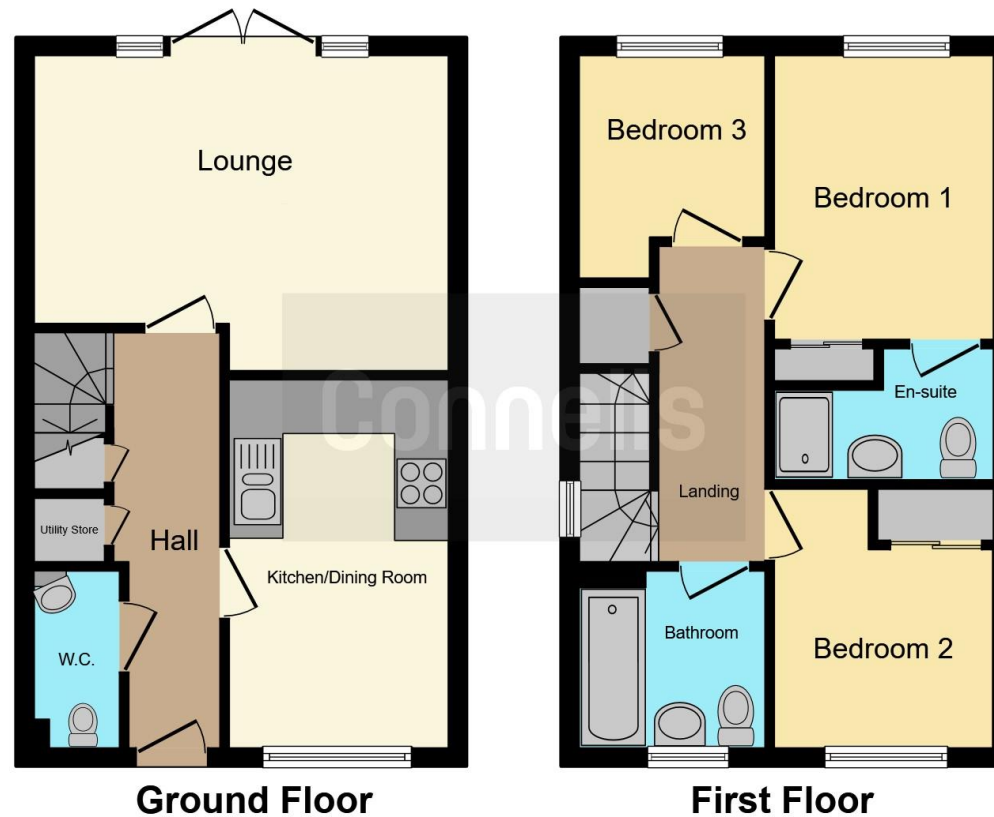
## Outside

Outside, the front has a pathway, steps, and a small lawn area. The rear includes a gated side entrance, a generous lawn area, and a patio.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: B**

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Tenure: Freehold



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