



Connells

St. Ives Road
Wigston



Property Description

Tucked away at the end of a peaceful cul-de-sac on the popular Little Hill Estate, this immaculate two-bedroom detached bungalow sits on a generous corner plot offering excellent privacy, expansive gardens, and parking for several vehicles plus a brick-built single garage.

The property is beautifully presented throughout and has been modernised to a high standard. A bright entrance porch leads into the central hallway, with the master bedroom featuring a range of fitted wardrobes and a view to the front, and the second double bedroom offering additional space for guests or flexible use.

A recently re-fitted and stylish wet room adds a touch of luxury, while the spacious lounge boasts a bespoke media wall and sliding patio doors that bathe the space in natural light and connect effortlessly to the outside.

The kitchen has also been recently updated with high-spec appliances and finishes, and leads to a handy utility area and a second reception/dining room with dual-aspect windows and garden access-ideal for entertaining or relaxing.

Outside, the wrap-around gardens are a standout feature, with a deep front lawn, a very large and private rear garden, and a side garden with pedestrian access. A long driveway provides ample off-road parking, complemented by the garage.

Located in Wigston Magna, this property offers the best of suburban living with excellent access to local shops, green spaces, and key commuter routes into Leicester.

Entrance Porch

UPVC Double Glazed Window to Side & Front, UPVC Door to Front

Entrance Hall

Radiator, Loft Access, Storage Cupboard

Living Room

16' 2" x 11' (4.93m x 3.35m)

Bespoke Media Wall, Radiator, TV Point, Hive Heating Control System, UPVC Double Glazed Sliding Door to Rear

Dining/Garden Room

9' x 13' 10" (2.74m x 4.22m)

UPVC Double Glazed Window to Side, Radiators, UPVC Double Glazed Sliding Door to Garden

Kitchen

18' 11" x 9' 1" (5.77m x 2.77m)

UPVC Double Glazed Window to Side, Worktops & Splashback, Wall & Base Units, Gas Hob, Cooker Hood, Double Oven, Integral Dishwasher, Sink, Radiator

Utility Room

11' 6" x 3' 10" (3.51m x 1.17m)

UPVC Door to Front, UPVC Double Glazed Window to Side, Radiator, Boiler, Plumbing for Washing Machine

Bedroom One

13' 5" x 9' 5" (4.09m x 2.87m)

UPVC Double Glazed Window to Front, Fitted Wardrobe, Built in Cupboard, Radiator

Bedroom Two

8' 1" x 9' 1" (2.46m x 2.77m)

UPVC Double Glazed Window to Side, Radiator, Phone Point









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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