





## Property Description

Offered For Sale with NO CHAIN

An excellent opportunity to acquire this spacious and well-presented three-bedroom semi-detached property, ideally situated in the highly desirable Little Hill area of Wigston. Located within walking distance to Wigston town centre, the home is also perfectly placed for access to outstanding local schools, excellent transport links, and a range of amenities.

Internally, the property offers generous accommodation throughout. The ground floor features a large, light-filled living room and a stunning open-plan kitchen/dining room-ideal for both everyday family living and entertaining. Upstairs, there are three good sized bedrooms, including two generous doubles with fitted wardrobes. The family bathroom is well appointed and includes the added convenience of a separate WC.

Externally, the rear garden is beautifully maintained and provides a serene and private space to enjoy, with the added benefit of a converted garage offering a versatile room suitable for a home office, gym or hobby space. There is also a secure, metal-built shed for additional storage. To the front, a block-paved driveway provides off-road parking for multiple vehicles.

## Entrance Porch

4' 9" x 3' 3" ( 1.45m x 0.99m )

Offers a welcoming transition into the home with large, double-glazed windows ensuring plenty of light. Having a cupboard for coats & shoes compartments, small radiator & tube light.

## Lounge

19' 2" x 13' 1" ( 5.84m x 3.99m )

Bright and generously sized living area, fitted with an electric fire, laminate flooring, new LED ceiling light, understairs storage cupboard, radiator and UPVC double glazed window to the front

## Kitchen

19' 1" x 9' 8" ( 5.82m x 2.95m )

Fitted with a range of wall and base units, providing ample storage, granite sink with mixer taps, integrated dishwasher, washer dryer, small freezer, integrated oven, hob and extractor fan, freestanding fridge/freezer, ceramic tiled flooring, fully tiled walls, new LED ceiling light, radiator and UPVC double glazed window overlooking the rear garden

## First Floor Landing

Recently decorated with paint & New carpet fitted and ceiling spot lights

## Bedroom One

13' 1" x 13' 1" ( 3.99m x 3.99m )

Spacious and bright double room fitted wardrobes. standing cupboard and drawer chest, radiator, laminate flooring, new LED light on ceiling and UPVC double glazed window to the front



## Bedroom Two

13' 1" x 10' 9" ( 3.99m x 3.28m )

Recently painted, new LED light on ceiling, standing cupboard and drawer chest, fitted with double wardrobes, radiator and UPVC double glazed window to the rear

## Bedroom Three

7' 5" x 6' 5" ( 2.26m x 1.96m )

Compact and versatile room, ideally suited as a home office, nursery or guest room, recently painted, new LED light on ceiling, radiator and UPVC double glazed window overlooking the front

## Bathroom

5' 4" x 5' 4" ( 1.63m x 1.63m )

Fitted with a three piece suite comprising bath with electric shower, wash hand basin, radiator, extractor fan, fully tiled walls and UPVC double glazed window to the rear

## Separate WC

2' 4" x 5' 2" ( 0.71m x 1.57m )

Comprising low level WC, radiator, fully tiled walls, spotlights on ceiling and UPVC double glazed window to the side

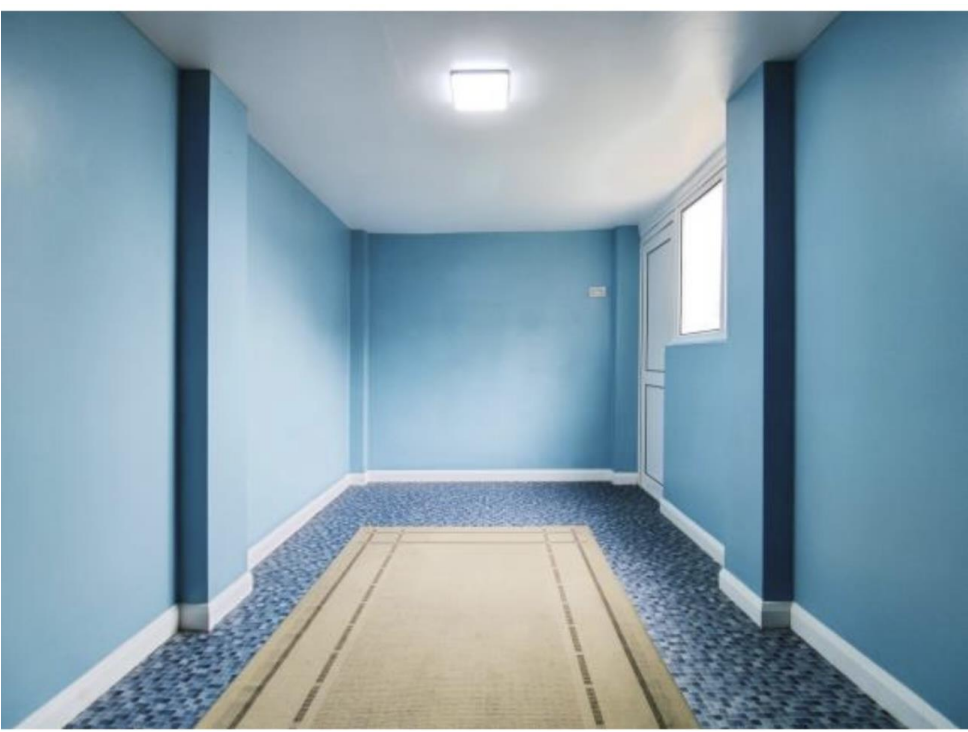
## Loft

Has been insulated and has power and light

## Outside

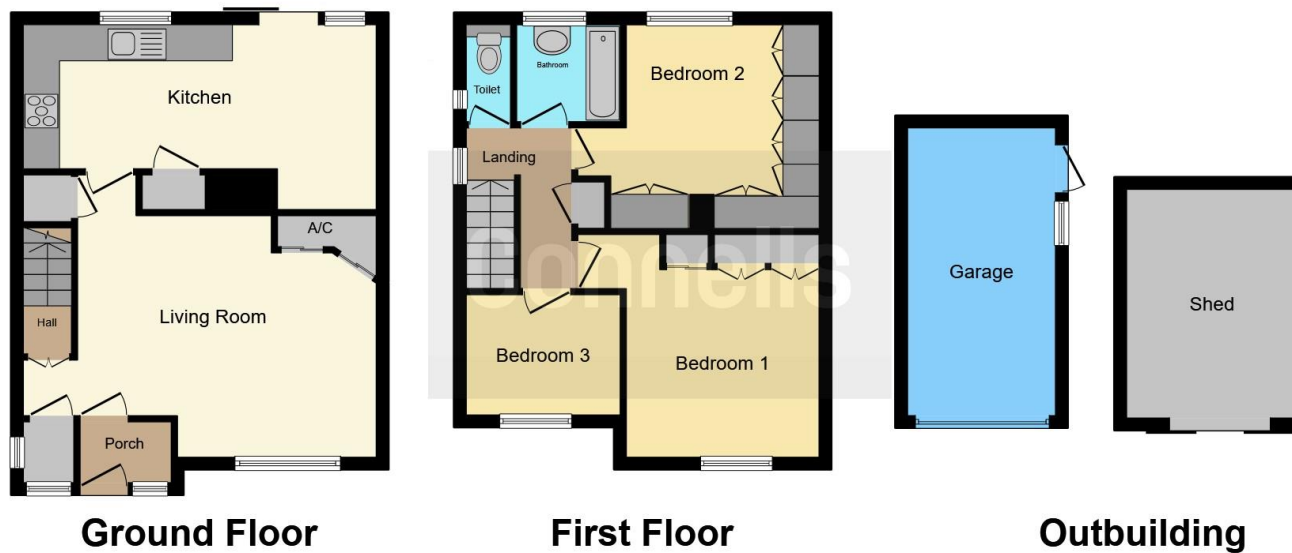
The front of the property is block paved and has a driveway to accommodation up to 4 cars and garage. The rear garden is a private and has a well maintained lawned area, metal shed, paved patio area and wooden panel fencing to provide privacy











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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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