



**Connells**

Morleys Close  
Wigston



# Morleys Close Wigston LE18 3AB

for sale offers in excess of  
**£325,000**



## Property Description

Situated within the highly desirable New Wigston Meadows development, this beautifully presented three-bedroom semi-detached townhouse occupies a notably generous plot and benefits from approximately four years remaining on the NHBC warranty.

The ground floor is thoughtfully arranged, featuring a spacious front lounge filled with natural light and a stylish kitchen diner to the rear, complete with integrated appliances and French doors opening onto the private garden-ideal for modern living and entertaining. A ground floor WC adds everyday practicality.

The first floor offers two well-proportioned double bedrooms served by a contemporary family bathroom, while the entire second floor is dedicated to an impressive principal suite, complete with fitted wardrobes and a modern en-suite shower room.

Outside, the property enjoys off-road parking, a detached garage, and a low-maintenance rear garden with patio seating. Well positioned for local amenities, transport links and commuter routes into Leicester, this modern home offers versatile accommodation perfectly suited to families, professionals or those working from home.

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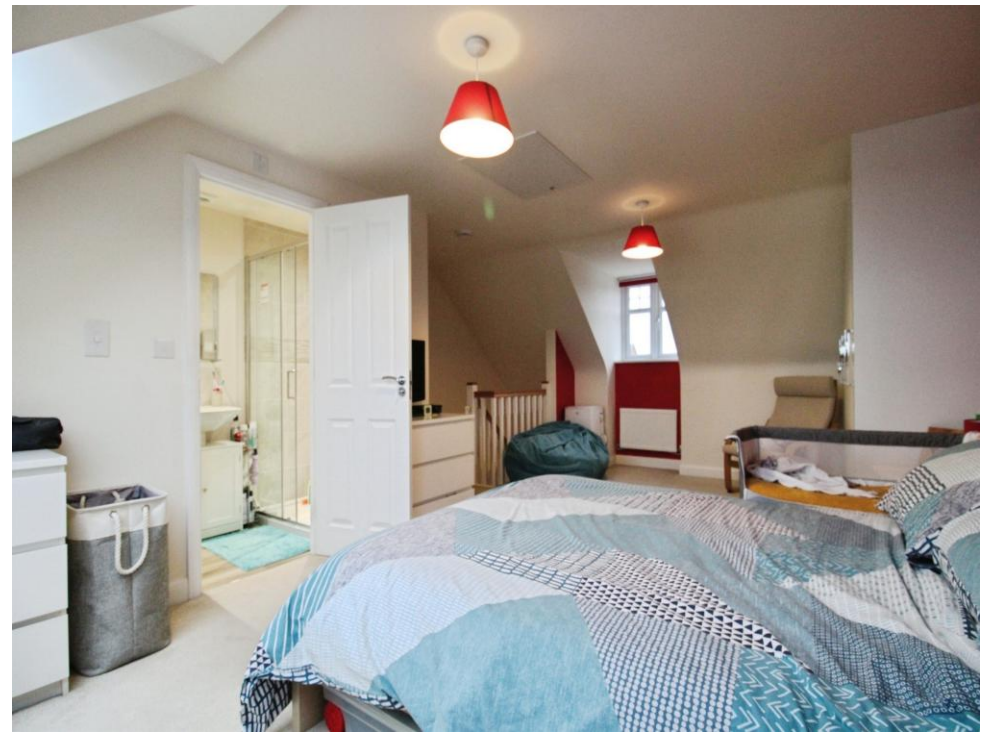
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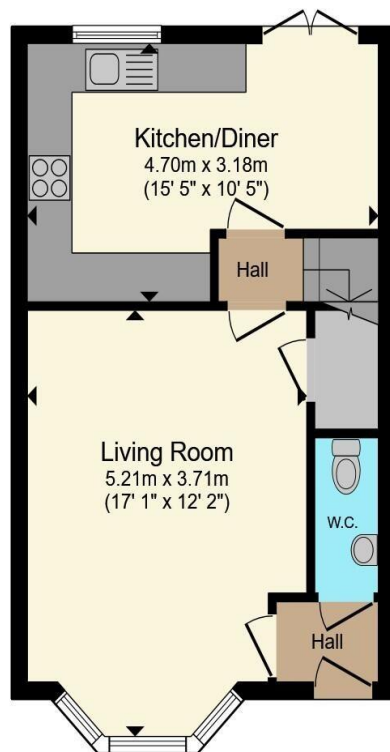




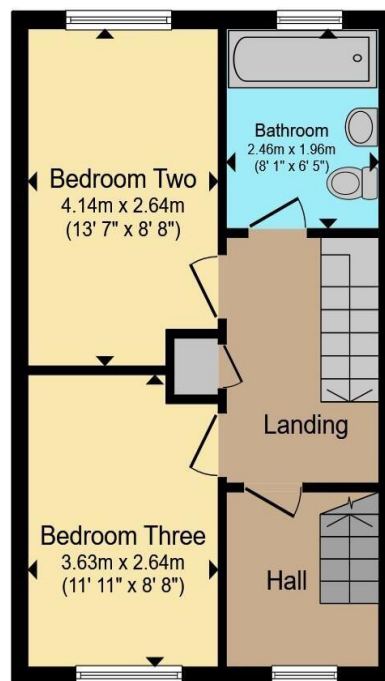




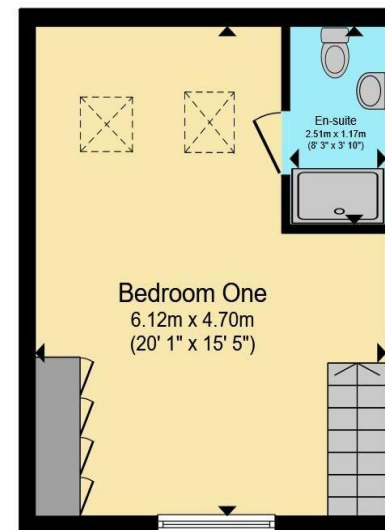




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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78B The Parade Oadby  
LEICESTER LE2 5BF

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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