

FLOOR PLAN

DIMENSIONS

**Living Room**  
15'02 x 12'02 max (4.62m x 3.71m max)

**Lounge**  
11'10 x 12'02 (3.61m x 3.71m)

**Breakfast Kitchen**  
20' x 8'11 (6.10m x 2.72m)

**Conservatory**  
12'03 x 8'09 (3.73m x 2.67m)

**Landing**

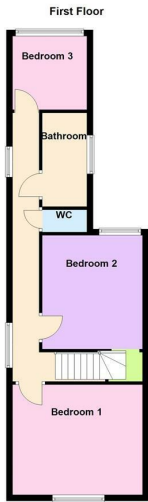
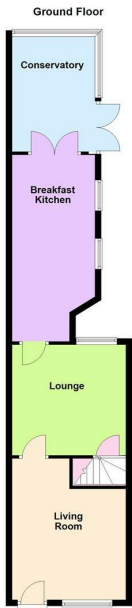
**Bedroom One**  
11'11 x 13'09 (3.63m x 4.19m)

**Bedroom Two**  
12' x 10'01 (3.66m x 3.07m)

**Bedroom Three**  
7'07 x 8'09 (2.31m x 2.67m)

**Bathroom**  
10' x 4'08 (3.05m x 1.42m)

**Additional WC**



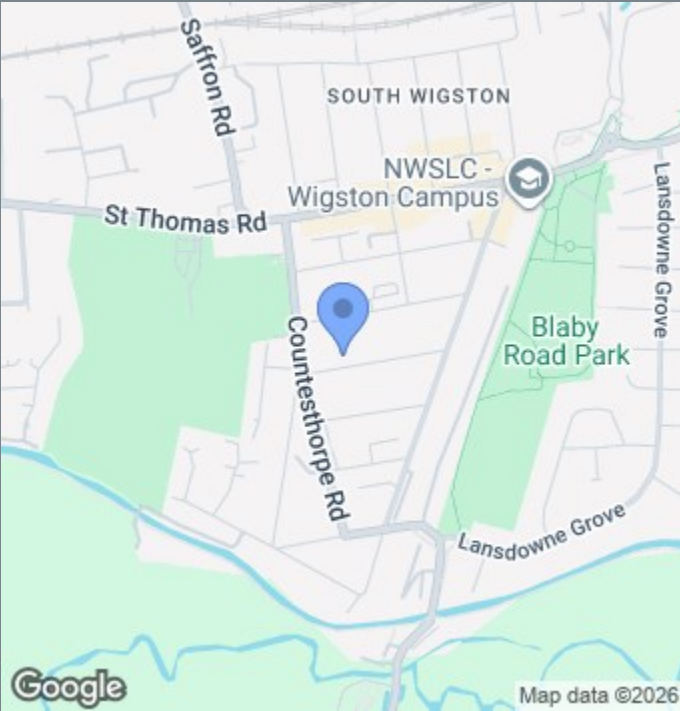


# OVERVIEW

- Stunning Family Home
- Fabulous Location
- No Onward Chain
- Lounge & Living Room
- Breakfast Kitchen & Conservatory
- Three Bedrooms
- Bathroom & Additional WC
- Front & Rear Landscaped Gardens
- Viewing Is A Must
- EER - , tbc, Freehold, Tax - B

## LOCATION LOCATION....

Healey Street is located within the well-established and popular area of South Wigston, a neighbourhood known for its strong sense of community and convenient amenities. A wide range of shops, supermarkets, cafés and everyday services can be found nearby along Blaby Road and within South Wigston town centre, offering excellent day-to-day convenience. Families are well catered for with a selection of primary and secondary schools within easy reach. The area also benefits from nearby parks and green spaces, ideal for walking, outdoor activities and family time. Healey Street enjoys excellent transport links, including South Wigston railway station with direct routes to Leicester and beyond, regular bus services, and convenient access to major road networks such as the A6 and M1, making it an ideal location for commuters.



## THE INSIDE STORY

*This truly stunning home has been lovingly improved by the current owners to an exceptional standard, offering stylish, well-balanced accommodation perfect for modern living. The living room is a bright & welcoming space, beautifully finished with a window to the front that fills the room with natural light. A charming feature fireplace creates an elegant focal point, making this the ideal setting for relaxing evenings or entertaining guests. A second lounge provides additional versatility, currently used as a cosy retreat complete with a log burning stove & attractive feature walls. This room could easily serve as a snug, playroom or home office, depending on your needs. The heart of the home is the impressive modern breakfast kitchen, fitted with sleek gloss finish handleless wall & base cabinets complemented by contrasting work tops. Integrated appliances include two eye-level ovens, two microwaves, hob with extractor & dishwasher, creating a highly functional & contemporary cooking space. A breakfast bar offers the perfect spot for informal dining, morning coffee or socialising while meals are prepared. Leading from the kitchen is the conservatory, currently used as a dining room, providing a light-filled space with lovely garden views — ideal for family meals, celebrations or simply enjoying the outlook. Upstairs, the landing leads to three good sized bedrooms, all tastefully presented. The primary bedroom benefits from fitted wardrobes, offering excellent storage. The bathroom is beautifully appointed with a striking freestanding claw foot roll top bath, shower cubicle, wash hand basin & WC, creating a luxurious feel. An additional separate WC adds further convenience. Externally, the property enjoys a garden to the front, while the rear garden has been thoughtfully designed for low maintenance living, featuring artificial grass, a patio area for outdoor seating & a raised decked area — perfect for relaxing or entertaining.*

