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# 14 Taylors Bridge Road, Leicester, LE18 4NL

## Offers Over £150,000

Nestled in the heart of Wigston, Leicester, this immaculate town house presents an ideal opportunity for first-time buyers or those looking to downsize. Situated close to a variety of local shops and everyday amenities, the property benefits from excellent transport connections, with easy access to local bus routes guaranteeing convenience for commuting or exploring the vibrant surrounding area.

Stepping inside, a welcoming porch provides substantial storage, helping keep the home neat and organised. The open-plan lounge and kitchen offer a bright and sociable living space, perfect for relaxing or entertaining guests. The kitchen is fully fitted and features a modern suite with a mixer tap and drainer, gas hob, electric oven, and built-in low-level units. Practicality is assured with a separate fridge and freezer, and a plumbed-in washing machine for added convenience.

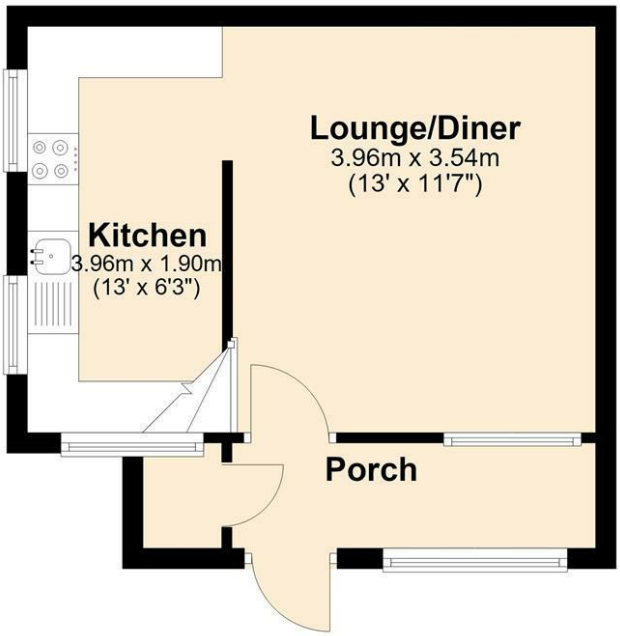
The double bedroom is generously sized with integrated storage, creating a peaceful and clutter-free retreat. Additional storage can be found in a useful cupboard on the landing, with further possibilities thanks to easy access to loft space. Completing the interior is a recently fitted bathroom boasting a stylish walk-in shower, a sink unit with storage, and a mirrored cabinet offering extra space for everyday essentials.

Outside, the property boasts a low-maintenance front lawn, providing a welcoming approach without the burden of extensive upkeep. Off-road parking is readily available via a private driveway, accommodating up to two cars with ease.

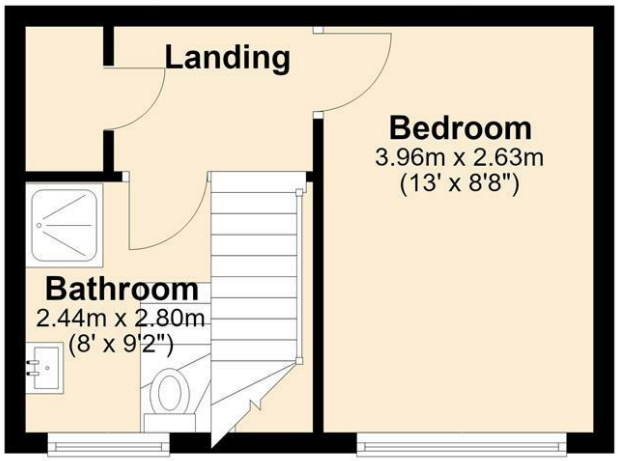
This exceptional property must be viewed to be fully appreciated. Arrange a viewing today to see all it has to offer.

## Floor Plan

### Ground Floor
Approx. 26.9 sq. metres (289.3 sq. feet)

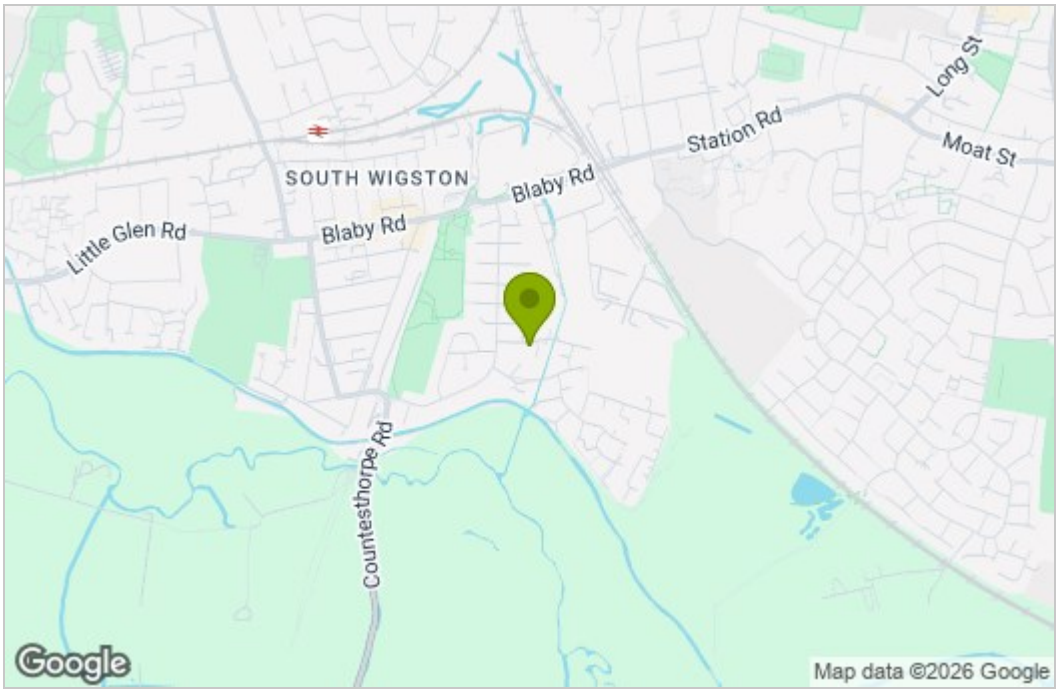



### First Floor
Approx. 21.9 sq. metres (235.9 sq. feet)

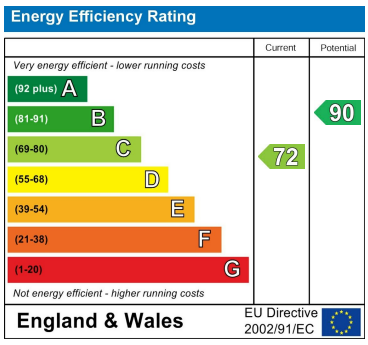


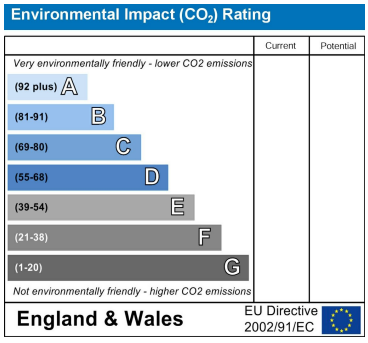

Total area: approx. 48.8 sq. metres (525.2 sq. feet)

## Area Map




## Energy Efficiency Graph




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