

FLOOR PLAN

DIMENSIONS

Porch
2'02 x 7'07 (0.66m x 2.31m)

Entrance Hall
14'01 x 5'06 (4.29m x 1.68m)

Lounge
13'06 x 11'06 (4.11m x 3.51m)

Dining Room
8'03 x 8'02 (2.51m x 2.49m)

Kitchen
8'11 x 8'11 (2.72m x 2.72m)

Conservatory
8'06 x 16'08 (2.59m x 5.08m)

Landing

Bedroom One
13'07 x 9'08 (4.14m x 2.95m)

Bedroom Two
8'02 x 9'05 (2.49m x 2.87m)

Bedroom Three
9'06 x 7'05 (2.90m x 2.26m)

Shower Room
5'07 x 5'10 (1.70m x 1.78m)

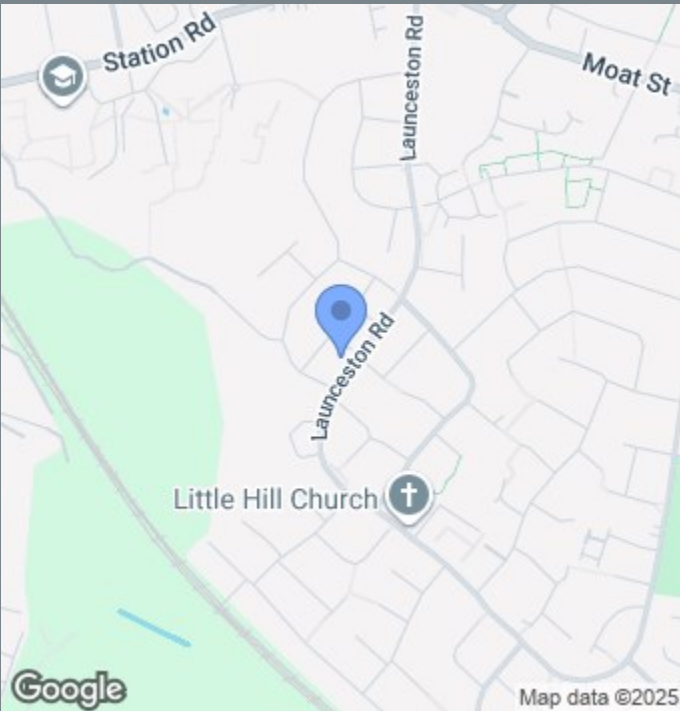


OVERVIEW

- Family Home In Cul De Sac Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Kitchen & Conservatory
- Three Bedrooms & Shower Room
- Driveway & Garden
- Garage & Workshop
- Viewing Is Essential
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

Barton Close on the Little Hill estate in Wigston is a peaceful residential location with a strong sense of community & excellent local amenities, making it an attractive place to live. Families benefit from well-regarded schools including Little Hill Primary, Glenmere Primary & Wigston Academy, with Wigston College nearby for further education. Lovely green spaces & parks are just a short walk away, offering ideal spots for children to play or for relaxing strolls. Everyday essentials are close at hand with local shops, cafés & Wigston town centre nearby, while Fosse Park retail destination is only a short drive for a wider range of shopping & dining options. Transport links are excellent, with regular bus services into Leicester city centre, easy access to the ring road & motorways, and South Wigston train station for convenient rail travel. With good schools, green spaces, local amenities & a welcoming neighbourhood, Barton Close offers a fantastic setting for family life.



THE INSIDE STORY

This wonderful semi-detached family home sits on a fantastic plot and is offered to the market with no onward chain, ready and waiting for a new family to make it their own. The property offers plenty of space and potential, with a welcoming porch leading into a spacious entrance hall that sets the tone for the rest of the home. The lounge and dining room provide a lovely, light-filled space that's perfect for both family living and entertaining—whether it's cosy evenings together or larger gatherings. From here, a door opens into a generous conservatory, an ideal spot for enjoying morning coffee, relaxing with a book or watching the garden change with the seasons. The kitchen offers great scope for modernisation and the opportunity to create a warm and functional heart of the home. Upstairs, the landing leads to three well-proportioned bedrooms, each offering space for restful nights and personal touches, along with a practical shower room. Outside, the property continues to impress with a driveway providing ample parking, a great sized garage and a useful workshop with barn style doors to the front. The rear garden has been designed with ease in mind, featuring a patio area for outdoor dining and low-maintenance artificial grass—ideal for families to enjoy year-round. This is a home full of charm and potential, just waiting for its next chapter.

