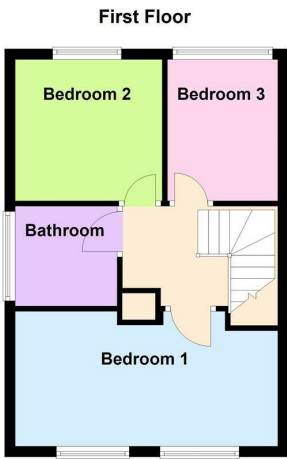
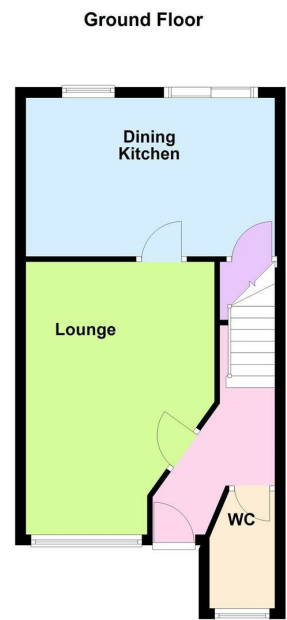


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
14' x 12'01 (4.27m x 3.68m)
- Dining Kitchen
9'11 x 15'06 (3.02m x 4.72m)
- Downstairs Cloakroom
5'10 x 3'02 (1.78m x 0.97m)
- Landing
- Bedroom One
8'07 x 15'05 (2.62m x 4.70m)
- Bedroom Two
9' x 9'03 (2.74m x 2.82m)
- Bedroom Three
9' x 5'10 (2.74m x 1.78m)
- Bathroom
6'03 x 6'02 (1.91m x 1.88m)

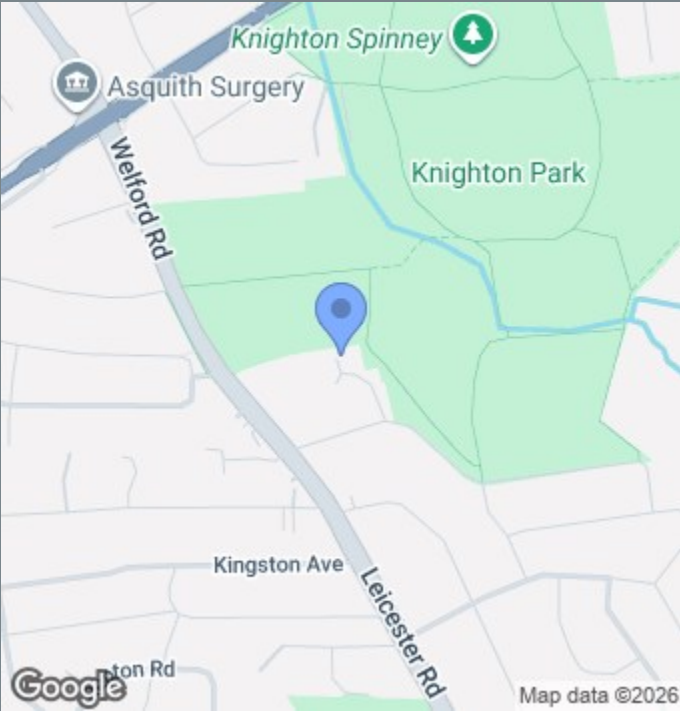


OVERVIEW

- Lovely Family Home
- Great Location With Open Views
- No Onward Chain
- Entrance Hall & Lounge
- Dining Kitchen & Downstairs WC
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Beautiful Garden
- Viewing Is Essential
- EER - C, Freehold, Tax Band -

LOCATION LOCATION....

Brighton Close is a quiet cul-de-sac located within a popular residential area of Wigston, known for its strong community feel and convenient access to local amenities. The area benefits from nearby shops and supermarkets, including Sainsbury's and Tesco within easy reach, along with further retail options in Wigston town centre. Families are particularly well served, with a number of reputable schools nearby such as Water Leys Primary School, All Saints Primary School and Wigston Academy. A standout feature of the location is its outlook towards Knighton Park, offering attractive green views and easy access to open parkland, walking routes and outdoor recreation. Brighton Close is also well positioned for travel, with regular bus services, nearby rail links from South Wigston and Leicester stations, and easy access to the A6, A563 ring road and M1, making it a practical choice for commuters. Overall, the area offers a well-balanced setting combining convenience, green surroundings and a welcoming neighbourhood atmosphere.



THE INSIDE STORY

Tucked away within a quiet cul-de-sac, this lovely end townhouse enjoys a fantastic position with open views to the rear overlooking Knighton Park, offering a wonderful sense of space and a picturesque backdrop. Offered to the market with no onward chain, this home presents an excellent opportunity for a smooth and straightforward move. Upon entering, you are welcomed into an entrance hallway that leads through to a bright and comfortable lounge. With a window to the front aspect, this inviting space is perfect for relaxing, unwinding, or entertaining guests. To the rear, the dining kitchen provides a sociable and practical layout, ideal for modern living. With ample space for both cooking and dining, it serves as the heart of the home—perfect for family meals or hosting friends. Patio doors from the dining area open out onto the garden, allowing natural light to flow through and creating a seamless connection between indoor and outdoor spaces. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. The family bathroom provides a functional and comfortable space to serve the household. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. The rear garden features a combination of lawn and patio, creating a great outdoor space for relaxing or entertaining, all while enjoying the lovely open views across Knighton Park. A fantastic home in a peaceful yet highly desirable setting—early viewing is highly recommended.