

FLOOR PLAN

DIMENSIONS

Hallway

Living Room

13'09 x 11'08 (4.19m x 3.56m)

Lounge Diner

22'08 x 11'04 (6.91m x 3.45m)

Kitchen

14'02 x 6'08 (4.32m x 2.03m)

Utility

9'11 x 6'01 max (3.02m x 1.85m max)

Downstairs Cloakroom

4'01 x 3'01 (1.24m x 0.94m)

Landing

Bedroom One

13'09 x 10'10 (4.19m x 3.30m)

Bedroom Two

12'05 x 11'03 (3.78m x 3.43m)

Bedroom Three

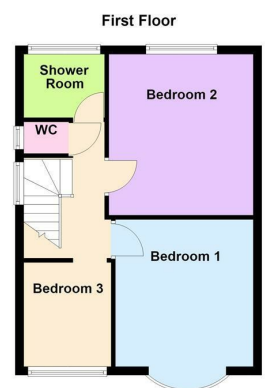
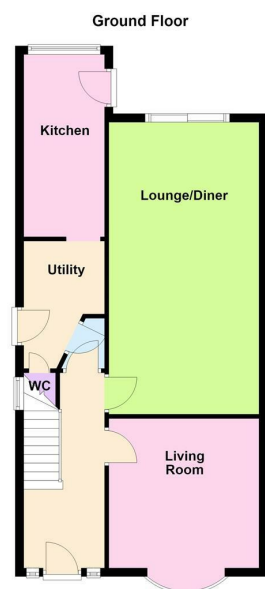
8'03 x 6'09 (2.51m x 2.06m)

Shower Room

4'11 x 6'01 (1.50m x 1.85m)

Separate WC

2'04 x 3'05 (0.71m x 1.04m)



10 Wyngate Drive, Western Park, LE3 0US

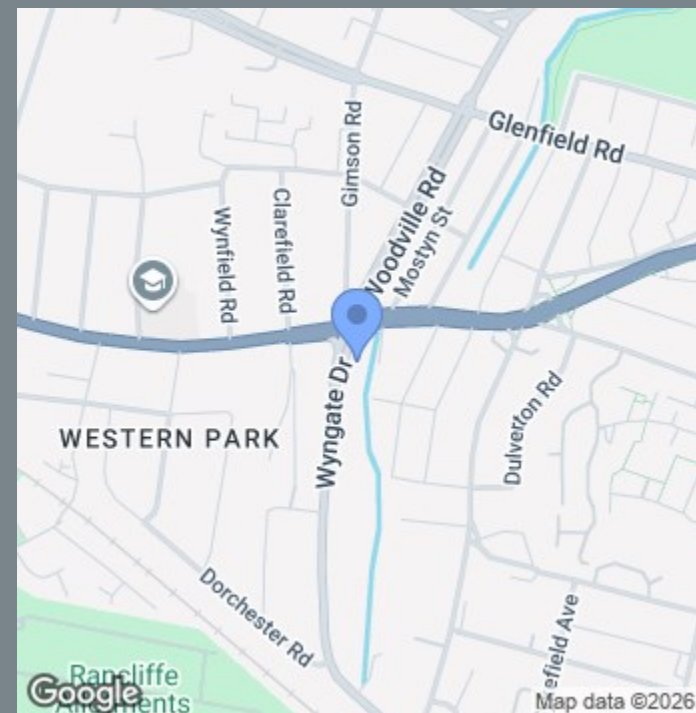
£260,000

OVERVIEW

- Extended Family Home
- Great Location
- Hallway & Living Room
- Lounge Diner
- Kitchen, Utility & Downstairs Cloakroom
- Three Bedrooms
- Shower Room & Separate WC
- Driveway & Lovely Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - B

LOCATION LOCATION....

Wyngate Drive enjoys a sought-after position within the popular Western Park area of Leicester, a well-established and leafy suburb renowned for its strong community spirit and abundance of green space. At the heart of the area is the beautiful Western Park itself, offering expansive open parkland, children's play areas, sports facilities and scenic walking routes that have made the neighbourhood a favourite with families for generations. Residents benefit from a range of nearby shops, cafés, supermarkets and everyday amenities, while Leicester city centre is just a short journey away for a wider selection of retail, dining and entertainment options. Families are particularly well served by a choice of respected local schools, including Fosse Mead Primary Academy and several highly regarded secondary schools within easy reach. The area is also exceptionally convenient for commuters, with regular bus services, excellent road links via the A47 and A563 ring road, and straightforward access to the M1 and M69.



THE INSIDE STORY

Situated in a great location, this extended semi-detached family home offers spacious & versatile accommodation, ideal for modern family living. Upon entering, you are welcomed into an inviting hallway that leads through to the main living spaces. To the front, the living room enjoys a beautiful bay window that allows natural light to pour in, creating a bright & comfortable space to relax, unwind, or entertain guests. To the rear, the lounge diner provides a fantastic additional living area, centred around a charming feature fireplace which adds warmth & character. With ample room for both seating & dining, this space is perfect for family meals, social gatherings, or cosy evenings at home. Patio doors open directly onto the garden, creating a lovely connection between indoor & outdoor living. The kitchen is fitted with a range of wooden wall & base units, offering practical storage & workspace for everyday cooking. A separate utility area adds further convenience, helping to keep the main living areas organised, while a downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility for family life, guest accommodation, or a home office if required. The shower room is complemented by a separate WC, providing added practicality for busy households. Externally, the property benefits from a driveway providing off-road parking. To the rear, the paved garden has been designed with ease of maintenance in mind, while attractive borders add colour & charm, creating a pleasant outdoor space for relaxing, dining, or entertaining.

