



## Little Dale, Wigston

Offers Over £445,000 Freehold

Spacious three-bedroom detached home in Wigston Harcourt, offering versatile living, a stylish kitchen, conservatory, double garage and a well-maintained rear garden with driveway parking.





#### **Double Glazed Porch**

Providing access to an impressive hallway

#### **Hallway**

Featuring wood-effect flooring, coving to the ceiling, spotlights, and a feature wall-mounted radiator. Includes an impressive cloak cupboard and stairs to the first floor.

#### **Reception Room**

19' 0" x 11' 2" (5.78m x 3.41m)

Stylish room with plenty of natural light from double-glazed windows to the front. Features spotlights, coving, and a media wall with space for a flat-screen TV and audio bar, plus under-storage and a wall-mounted radiator.

#### **Reception Room Two**

12' 3" x 9' 0" (3.74m x 2.75m)

Naturally flows to the conservatory. Features wood-effect flooring, coving, spotlights, an under-stairs cupboard, a feature radiator, an air conditioning unit, and a TV point.

#### **Double Glazed Conservatory**

9' 10" x 9' 1" (3.00m x 2.78m)

Wood-effect flooring, wall-mounted radiator, and double-glazed doors providing views and access to the rear garden.



### **Kitchen**

9' 10" x 8' 4" (3.00m x 2.55m)

Stylish tiled floor, white gloss base and wall units with roll-edge work surfaces, stainless steel sink, and tiled splashbacks. Integrated appliances include an inset four-ring gas hob and a double integrated oven. Provides access to the lobby.

### **Lobby**

Continuation of floor tiles, additional base and wall units, wall-mounted boiler, and double glazed doors to both the garden and the double garage.

### **First Floor Landing**

#### **Bedroom One**

15' 1" x 9' 1" (4.60m x 2.77m)

Features built-in sliding mirrored wardrobes, spotlights, a TV point, and two wall-mounted radiators.

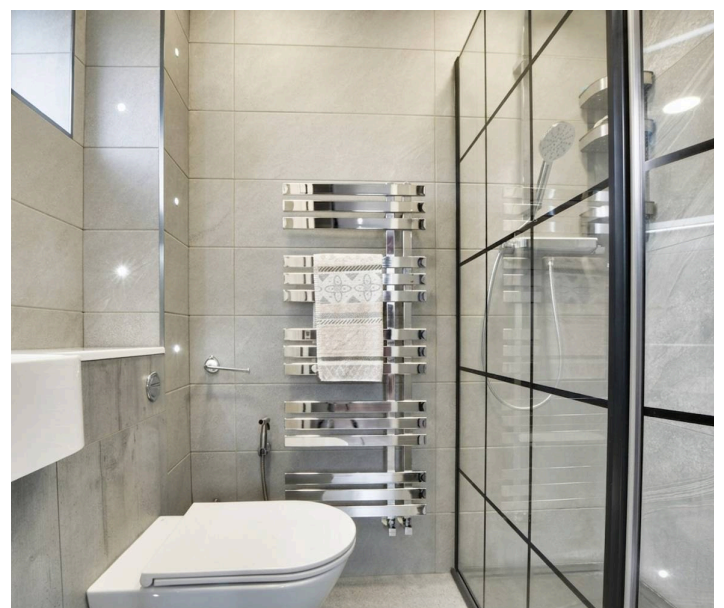
#### **En-suite**

Tiled floor, shower cubicle with screen, wall-mounted warm air body dryer, low-level WC, wash hand basin, and chrome wall-mounted radiator.

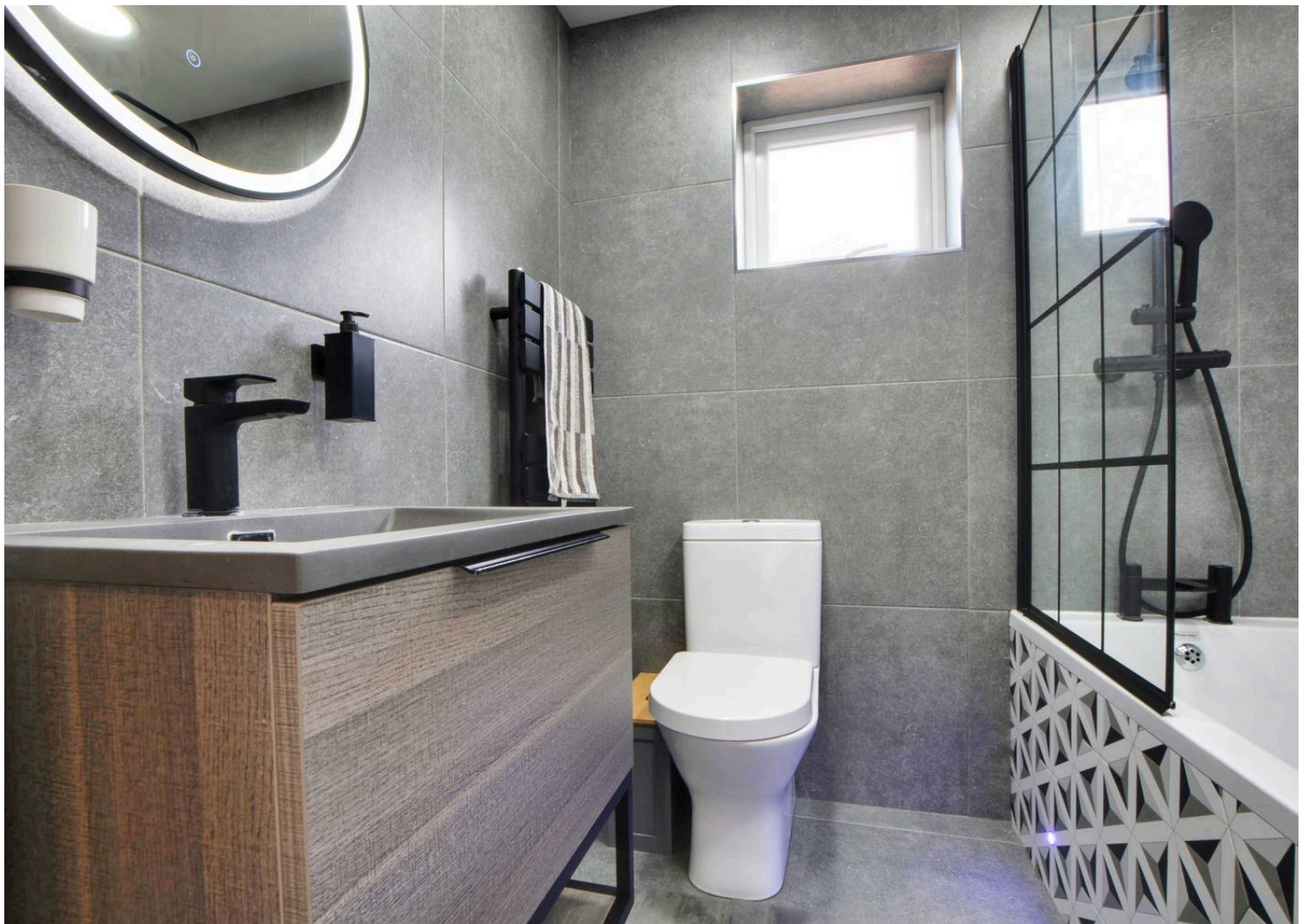
#### **Bedroom Two**

11' 5" x 8' 10" (3.49m x 2.70m)

Built-in wardrobes, coving, spotlights, and a wall-mounted radiator.









### **Bedroom Three**

9' 10" x 9' 1" (3.00m x 2.77m)

Built-in desk with drawer unit and overhead storage, spotlights, and radiator.

### **Bathroom**

6' 3" x 6' 3" (1.90m x 1.90m)

Bath with built-in spa jets and shower over, low-level WC, wash hand basin, fully tiled walls, built-in storage cupboard, and feature radiator.

### **Garden**

Slabbed patio area, well-maintained lawn, established flower beds, additional tiled area with pergola and with fenced borders.

### **Driveway**

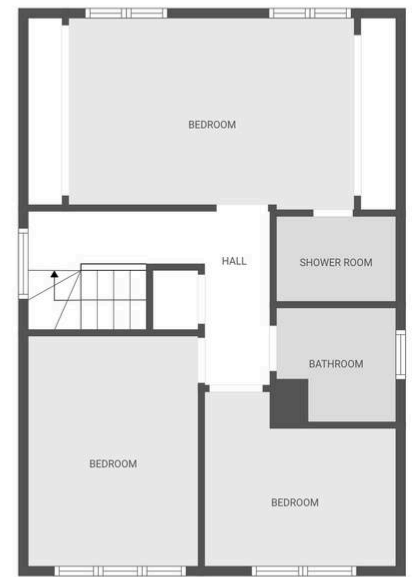
Parking is available for up to four vehicles, with additional space to the front of the property.

### **Double Garage**

(Home\ gym): Features two electric rolling doors, ceiling lighting, built-in mirrors, work surfaces, plumbing for a washing machine, and space for a tumble dryer and fridge-freezer.



FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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The property is ideally situated for everyday amenities in Wigston Magna and within close proximity to Little Hill Primary School, Thythorn Field Primary School and Meadow Community Primary School. Regular bus routes running to and from Leicester City Centre and attractions close by are also within reach, including Wistow Maze along Newton Lane in Wistow and Leicestershire's rolling countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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