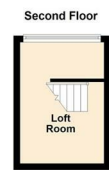
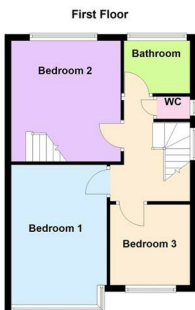


FLOOR PLAN

DIMENSIONS

- Porch**
- Entrance Hall**
- Lounge**
17'07 x 11' (5.36m x 3.35m)
- Dining Room**
9'01 x 8'09 (2.77m x 2.67m)
- Sun Room**
8'01 x 10'03 (2.46m x 3.12m)
- Kitchen**
10'09 x 8'05 (3.28m x 2.57m)
- Landing**
- Bedroom One**
14'04 x 9'10 (4.37m x 3.00m)
- Bedroom Two**
12'05 x 11'01 (3.78m x 3.38m)
- Bedroom Three**
8' x 7'04 (2.44m x 2.24m)
- Bathroom**
4'10 x 5'11 (1.47m x 1.80m)
- Separate WC**
2'04 x 3'04 (0.71m x 1.02m)
- Loft Room**
12'04 x 8' (3.76m x 2.44m)
- Garage/Workshop**
27'06 x 9'04 (8.38m x 2.84m)



OVERVIEW

- Semi Detached Family Home
- Popular Location
- Porch & Hallway
- Lounge Diner
- Sun Room & Kitchen
- Three Bedrooms & Bathroom
- Converted Loft Room
- Drive & Garage/Workshop
- Lovely Rear Garden
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Ingleby Road is set within a popular and well-established part of Wigston, a location loved for its welcoming atmosphere, strong community spirit and excellent everyday convenience. Over the years, Wigston has remained a firm favourite with families thanks to its blend of traditional neighbourhood charm and modern amenities. A wide range of shops, cafés, supermarkets and local businesses can be found nearby, while Wigston town centre offers an even greater choice of retail and leisure facilities. Families are particularly well served by a number of reputable schools within easy reach, alongside nearby parks and green spaces that provide ideal spots for walking, outdoor activities and family time. The area is also exceptionally convenient for commuters, benefiting from regular bus services, nearby rail links from Wigston and South Wigston stations, and easy access to the A6, A563 ring road and M1. Combining convenience, connectivity and a genuine neighbourhood feel, Ingleby Road offers a lifestyle that continues to appeal to buyers of all ages.



THE INSIDE STORY

Situated in a great & highly convenient location, this semi-detached family home offers spacious accommodation full of potential, ready for a new family to make it their own & create lasting memories. The property is approached via a porch leading into a welcoming hallway that gives access to the main living accommodation. The lounge diner is a bright & versatile space, featuring a window to the front aspect allowing natural light to pour through, while doors to the rear open into the sun room, creating a lovely flow between the living areas. With ample room for both seating & dining furniture, this is the perfect space for relaxing with family, entertaining guests, or enjoying everyday life together. The sun room provides an additional reception area overlooking the garden, ideal as a peaceful sitting room, hobby space, or place to unwind throughout the seasons. The kitchen offers practical space for day-to-day cooking & family living, with excellent potential for modernisation or redesign to suit individual tastes. Upstairs, the landing leads to three well-proportioned bedrooms alongside the family bathroom. A unique feature of the home is the staircase leading from bedroom two up to the loft room, currently used by the owners as a cosy reading room. Benefitting from a window & radiator, this versatile additional space could also work well as a hobby room, study, or peaceful retreat. Externally, the property continues to impress with a driveway providing off-road parking alongside an extended garage/workshop, ideal for storage, projects, or workspace requirements. The rear garden offers a wonderful outdoor setting for the whole family to enjoy, featuring a lawn, established apple & plum trees, & a charming covered BBQ & seating area—perfect for outdoor dining, entertaining, or relaxing during the warmer months. A fantastic family home with huge potential in a sought-after location—early viewing is highly recommended.

