

FLOOR PLAN

DIMENSIONS

Entrance Hall
10'04 x 5'05 (3.15m x 1.65m)

Lounge
11'11 x 10'07 (3.63m x 3.23m)

Dining Kitchen
12' x 16'03 (3.66m x 4.95m)

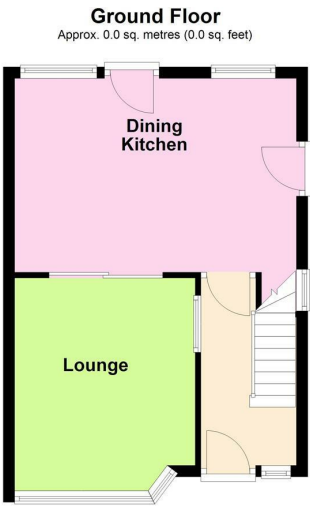
Landing

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

Bedroom Two
10'11 x 10'07 (3.33m x 3.23m)

Bedroom Three
7'11 x 6'06 (2.41m x 1.98m)

Shower Room
7'11 x 6'06 (2.41m x 1.98m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

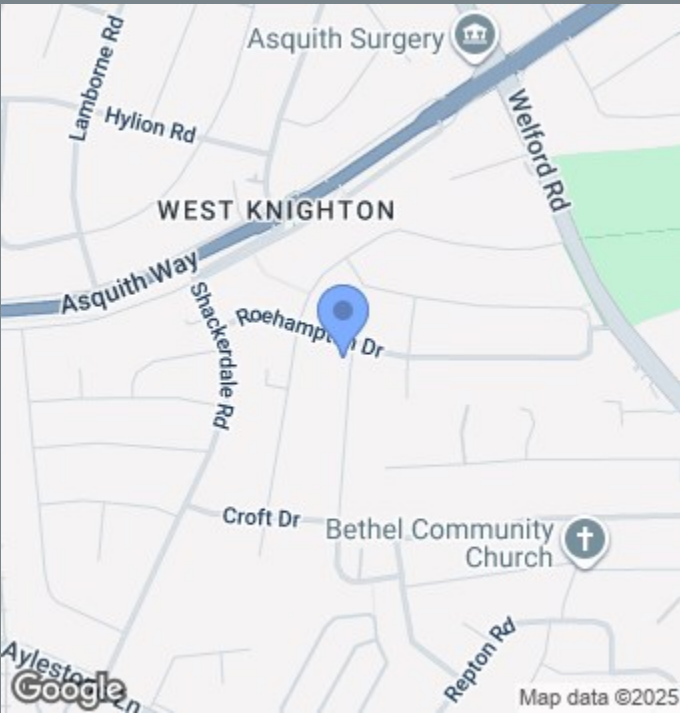


OVERVIEW

- Three bedroom Semi Detached Home
- Entrance Hall
- Lounge
- Dining Kitchen
- Shower Room
- Driveway
- Garden
- Outbuilding & WC
- Viewing Recommended
- EER - D, Freehold, Tax Band - B

LOCATION LOCATION....

Situated on Guilford Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Guilford Road offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



THE INSIDE STORY

Situated in a highly sought-after location, this spacious semi-detached home offers fantastic potential and the added benefit of no onward chain, making it an ideal choice for buyers eager to move quickly. Upon entering, you are welcomed by an inviting entrance hall leading to a bright lounge featuring an attractive bay window that floods the space with natural light. The generous dining kitchen, while in need of modernisation, provides a wonderful canvas to create a contemporary family hub and opens directly onto the well-established rear garden—perfect for relaxing or entertaining. Upstairs, the property boasts three comfortable bedrooms and a shower room, offering ample accommodation for a growing family. Externally, there is a driveway providing off-road parking to the front, along with a covered walkway leading to a useful outside WC and handy storage area. This delightful home combines space, character, and an excellent setting, all within easy reach of local amenities, schools, and transport links.

