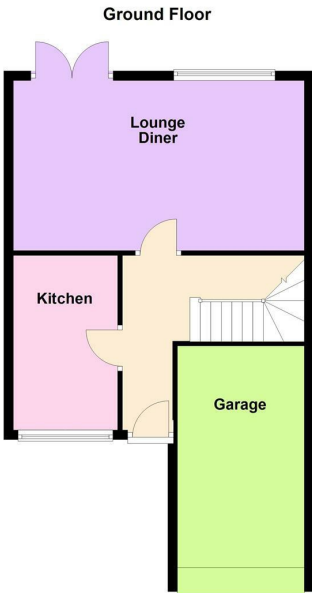


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge Diner
11'8 x 19'4 (3.56m x 5.89m)
- Kitchen
12' x 7'2 (3.66m x 2.18m)
- Landing
- Bedroom One
10' x 12'3 (3.05m x 3.73m)
- Bedroom Two
10'4 x 9'3 (3.15m x 2.82m)
- Bedroom Three
12'11 x 6'9 (3.94m x 2.06m)
- Bathroom
5'9 x 10' (1.75m x 3.05m)

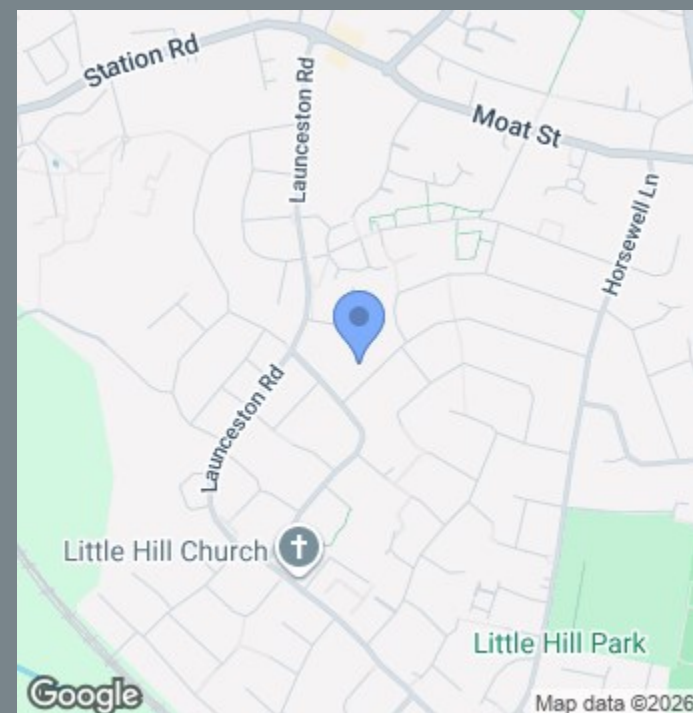


OVERVIEW

- Stunning Family Home
- Great Location
- Entrance Hall & Kitchen
- Lounge Diner
- Three Bedrooms
- Bathroom
- Driveway & Garage
- Sun Filled Garden
- Viewing Is Advised
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Penzance Avenue is situated within a popular and well-established residential area of Wigston, offering a strong sense of community and excellent local amenities. The area is well served by a range of shops, supermarkets, cafés and everyday services in Wigston town centre, while several well-regarded primary and secondary schools are within easy reach, making it ideal for families. Residents benefit from nearby parks and green spaces, perfect for leisure and outdoor activities. Wigston also offers excellent transport links, including regular bus services, Wigston railway station with direct routes to Leicester and beyond, and convenient access to major road networks such as the A6 and M1. Combining convenience, connectivity and a friendly neighbourhood feel, this is a highly desirable location to live.



THE INSIDE STORY

This beautiful family home is set in a fabulous location and offers bright, well-balanced living space ideal for modern family life. A welcoming entrance hall sets the tone as you step inside, leading through to the heart of the home. The kitchen is fitted with crisp white wall and base units paired with wood-effect worktops, creating a fresh and practical space perfect for everyday cooking and meal preparation, and further benefits from integrated appliances including a dishwasher, fridge and freezer. The spacious lounge diner is designed for both relaxation and entertaining, with the lounge area centred around a feature fireplace that provides a warm and inviting focal point. The dining area offers ample room for a table and chairs, making it ideal for family meals or hosting friends, while French doors open directly onto a raised patio, seamlessly extending the living space outdoors and allowing natural light to flood the room. Upstairs, the landing leads to three beautifully finished bedrooms, each offering comfortable and versatile accommodation suitable for children, guests or a home office. The family bathroom is well appointed and completes the internal layout. Outside, the property benefits from a driveway and garage, providing excellent parking and storage options. The enclosed rear garden is a real highlight, enjoying plenty of sunshine and offering a wonderful space for relaxing, entertaining or family play in a private and secure setting.

