

FLOOR PLAN

DIMENSIONS

Lounge

17' x 11' (5.18m x 3.35m)

Dining Room

11'11 x 11' (3.63m x 3.35m)

Kitchen

13' x 6' (3.96m x 1.83m)

Landing

Bedroom One

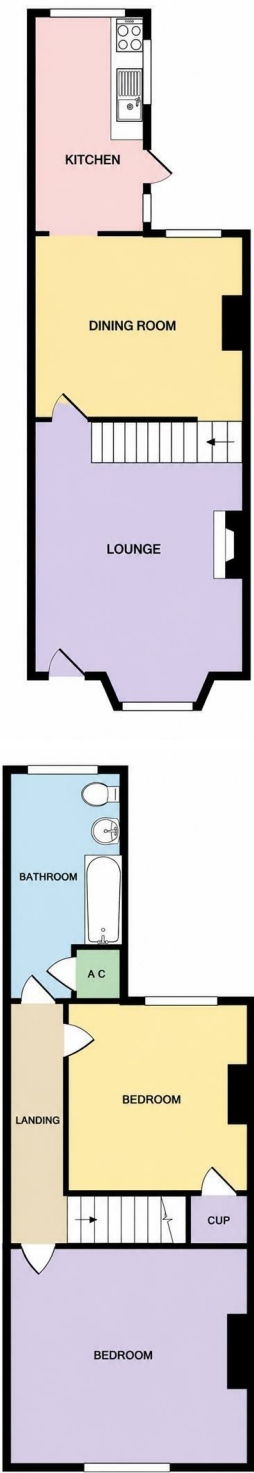
12' x 13' (3.66m x 3.96m)

Bedroom Two

11'1 x 10' (3.38m x 3.05m)

Bathroom

13' x 6' (3.96m x 1.83m)



OVERVIEW

- Lovely Terraced Home
- Great Location & No Chain
- Lounge & Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Lovely Rear Gardem
- Viewing Is Essential
- Council Tax Band - A
- EER - , Freehold

LOCATION LOCATION....

Leopold Street enjoys a wonderfully convenient position within the heart of South Wigston, perfect for those who love having everything they need close to home. Nearby Blaby Road offers a fantastic selection of local shops, convenience stores, cafés, takeaways & everyday services, while Wigston town centre & Fosse Park are both within easy reach for an even wider choice of shopping, dining & leisure. Families are particularly well catered for, with Parkland Primary School & South Wigston High School just a short distance away, alongside further schooling, nurseries & community facilities in the surrounding area. When it's time to enjoy the outdoors, Blaby Road Park provides a lovely green space for children's play, leisurely walks or simply enjoying some fresh air, while the Grand Union Canal offers further opportunities for walking & cycling. South Wigston has a real community feel & is exceptionally well connected, with the railway station just moments away offering services towards Leicester & Birmingham, while regular buses provide easy access to Leicester city centre, Wigston, Blaby, Fosse Park & surrounding areas. Excellent road links also make travelling further afield straightforward. Combining fantastic amenities, schooling, green spaces & superb transport connections, Leopold Street is a wonderfully convenient place to call home.



THE INSIDE STORY

Offered to the market with no onward chain & situated in a great location, this lovely palisaded villa is full of charm & character, offering beautifully proportioned accommodation with a wonderful blend of traditional features & comfortable living spaces. The lounge provides a warm & inviting introduction to the home, with a beautiful bay window to the front allowing natural light to flood in. A feature fireplace creates an attractive focal point, giving the room a cosy feel & making it the perfect place to settle down in the evening or entertain friends. The separate dining room offers fantastic versatility, with plenty of space for a table & chairs for family meals, dinner parties or Sunday lunches. Alternatively, this room could easily become a second sitting room, reading space or home office depending on individual needs. The kitchen is fitted with a range of white wall & base units complemented by contrasting worktops, creating a fresh & practical space with ample storage & preparation room for everyday cooking. Upstairs, the landing leads to two generous double bedrooms, both offering excellent proportions with plenty of room for bedroom furniture. The bathroom completes the first-floor accommodation, providing a comfortable & practical space for everyday routines. Outside, the rear garden is a particularly lovely feature of the home. A patio provides the perfect spot for outdoor dining & summer entertaining, while the lawn adds a splash of greenery. The undercover seating area creates a cosy place to enjoy morning coffee, evening drinks or simply relax whatever the weather. A useful storage shed completes this charming outdoor space. A delightful character home combining generous rooms, a lovely garden, a great location & the added advantage of no onward chain—early viewing is highly recommended.

