

FLOOR PLAN

DIMENSIONS

Lounge

14'10 x 12'7 (4.52m x 3.84m)

Dining Kitchen

7'11 x 12'7 (2.41m x 3.84m)

Landing

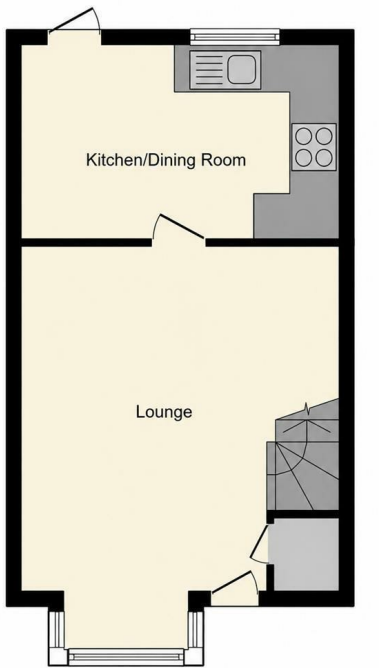
Bedroom One

11' x 9'5 (3.35m x 2.87m)

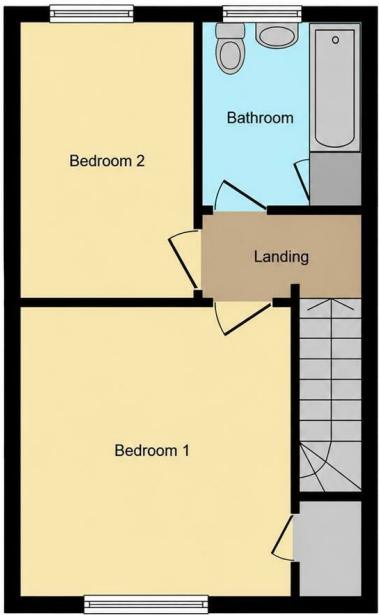
Bedroom Two

11'9 x 6'2 (3.58m x 1.88m)

Bathroom



Ground Floor



First Floor

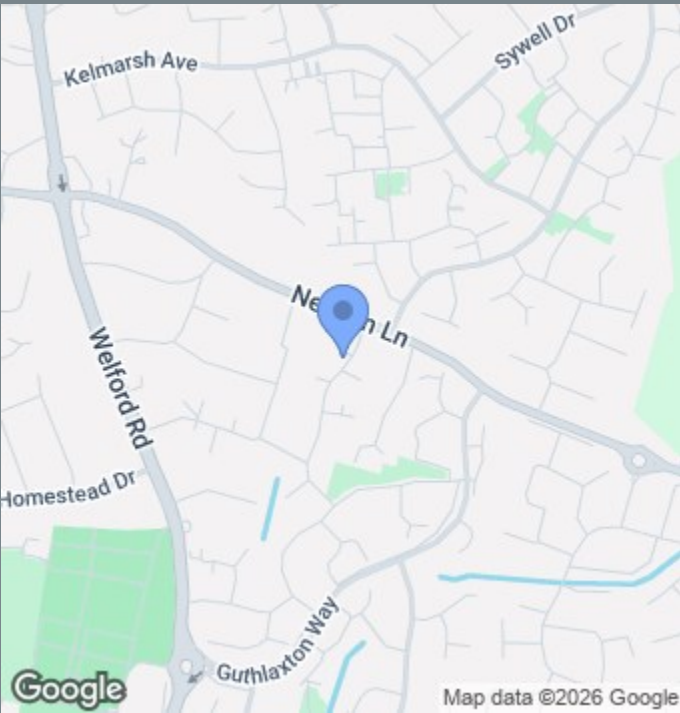


OVERVIEW

- Fabulous First Time Or Investment Buy
- Great Location & No Chain
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway To Rear
- Low Maintenance Garden
- Viewing Is A Must
- Council Tax Band - A
- EER - C, Freehold

LOCATION LOCATION....

Little Dale is situated within a sought-after residential area of Wigston Harcourt, valued for its peaceful surroundings, strong sense of community and excellent local amenities. The area is well placed for a variety of shops, supermarkets, caf  s and services in Wigston town centre, providing convenient everyday living. Families are well catered for with a selection of well-regarded primary and secondary schools nearby, while a number of parks and green spaces are within easy reach, offering ideal spots for leisure, walking and outdoor activities. The location also benefits from excellent transport connections, including regular bus services, Wigston railway station with direct links to Leicester and beyond, and straightforward access to major road routes such as the A6 and M1. Combining comfort, convenience and connectivity, Little Dale represents a highly desirable place to live.



THE INSIDE STORY

Situated within a popular residential area of Wigston, this well-presented terraced home offers comfortable accommodation throughout and would make an ideal first-time purchase, investment opportunity, or home for those looking to downsize without compromising on convenience. Upon entering, you are welcomed into a bright & inviting lounge, providing a warm and comfortable space to relax at the end of the day. With plenty of room for seating, this versatile room is perfect for cosy evenings in, entertaining friends, or simply enjoying everyday living. To the rear, the fitted kitchen offers a practical and functional space with ample room for meal preparation and storage. It also provides direct access to the garden, creating a lovely connection between indoor & outdoor living and making it easy to enjoy the outdoor space during the warmer months. Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable accommodation with flexibility to suit a variety of needs. Whether used as bedrooms, a guest room, dressing room, or home office, these rooms offer excellent versatility. The family bathroom serves the first floor and provides a bright & practical space for everyday use. Externally, the low-maintenance rear garden offers a private outdoor retreat, perfect for relaxing, entertaining, or enjoying the sunshine without the upkeep often associated with larger gardens. Further benefits include off-road parking, adding convenience to this attractive home.

