

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge Diner  
15'09 x 12'07 (4.80m x 3.84m)

Kitchen  
10'08 x 8'11 (3.25m x 2.72m)

Bedroom One  
12'08 x 11'06 (3.86m x 3.51m)

Bedroom Two  
10'10 x 8'11 (3.30m x 2.72m)

Bathroom  
7'08 x 5'11 (2.34m x 1.80m)

Outer Lobby  
3'5 x 9' (1.04m x 2.74m)

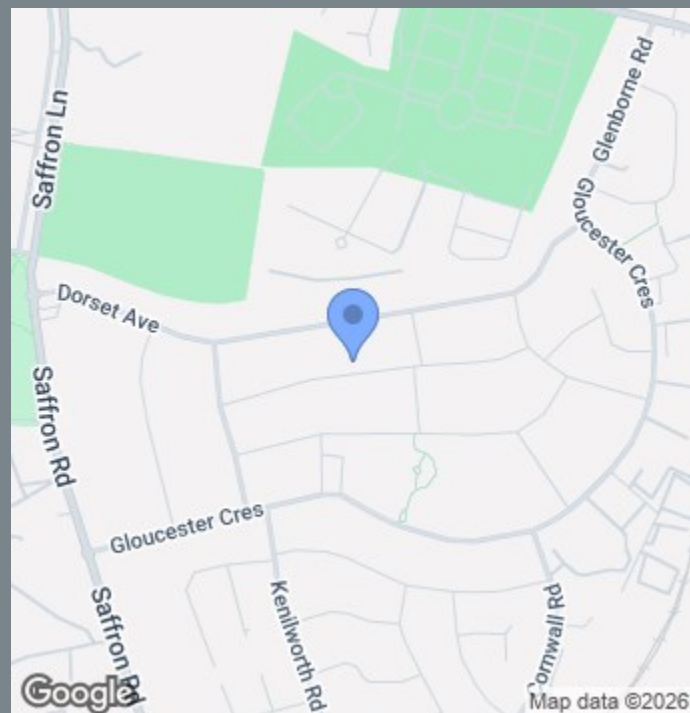


# OVERVIEW

- Lovely Semi Detached Bungalow
- Fabulously Located
- No Onward Chain
- Porch & Hallway
- Lounge Diner & Kitchen
- Two Double Bedrooms & Bathroom
- Rear Garden
- Driveway & Garage
- Viewing Is Advised
- EER - D, Freehold, Tax Band -B

## LOCATION LOCATION....

Norfolk Road is located within the popular Fairfield area of Wigston, a well-established residential neighbourhood known for its welcoming community feel and convenient local amenities. The area benefits from nearby shops, supermarkets and everyday services within Wigston town centre, offering a range of cafés, independent retailers and essential amenities. Families are well served by a selection of reputable primary and secondary schools close by, making the area particularly appealing for family living. Residents also enjoy access to nearby green spaces including Fairfield Park and other local parks, ideal for walking, recreation and outdoor activities. Norfolk Road is well positioned for travel, with regular bus services, Wigston railway station providing direct links to Leicester and beyond, and convenient access to major road routes such as the A6, A563 ring road and M1, making it an excellent location for commuters. Combining strong community spirit with practical connectivity, the Fairfield area of Wigston remains a highly desirable place to live.



## THE INSIDE STORY

*Situated in a popular location and offered with the added benefit of no onward chain, this lovely semi-detached bungalow provides well-balanced accommodation and an excellent opportunity for those seeking comfortable, single-level living. A welcoming porch leads into the main hallway, providing access to the accommodation throughout. The lounge diner is a bright and inviting space, featuring dual-aspect windows that allow natural light to flood the room, along with a charming open fire that creates a warm and cosy focal point. With ample room for both comfortable seating and a dining table, this versatile space is ideal for everyday living as well as entertaining family and friends. The kitchen offers a practical layout with plenty of scope for cooking and meal preparation. An outer lobby just off the kitchen provides a useful additional area, complete with plumbing for a washing machine, helping to keep the main living areas clutter free. There are two generous double bedrooms, both offering flexible accommodation to suit a variety of needs, whether as comfortable sleeping spaces, a guest room, hobby room or home office. The bathroom completes the internal accommodation. Externally, the property benefits from a driveway leading to a detached garage, providing off-road parking and useful storage. To the rear, the garden offers a pleasant outdoor space to enjoy, perfect for relaxing, gardening or spending time outdoors.*

