

FLOOR PLAN

DIMENSIONS

- Hallway**
- Lounge**
13'11 x 11'11 (4.24m x 3.63m)
- Kitchen**
9'9 x 11'8 (2.97m x 3.56m)
- Utility**
7' x 5'5 (2.13m x 1.65m)

Sitting Room
11'11 x 12'3 (3.63m x 3.73m)

Garden Room
9'5 x 11'9 (2.87m x 3.58m)

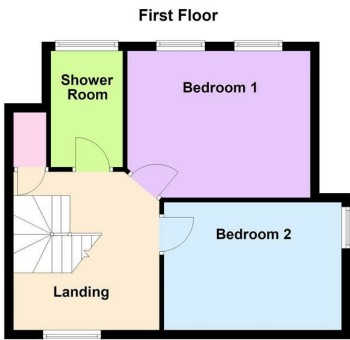
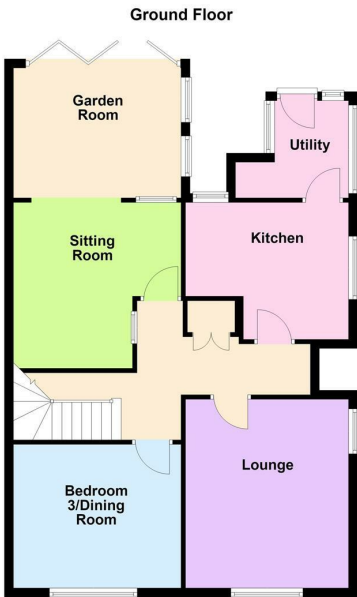
Bedroom Three/Dining Room
8'11 x 12' (2.72m x 3.66m)

Landing
11'5 x 10'8 (3.48m x 3.25m)

Bedroom One
10'10 x 12'8 (3.30m x 3.86m)

Bedroom Two
9'10 x 13'2 (3.00m x 4.01m)

Shower Room
8'6 x 5'4 (2.59m x 1.63m)



13 Cheshire Drive, Wigston, Leicestershire, LE18 4WA

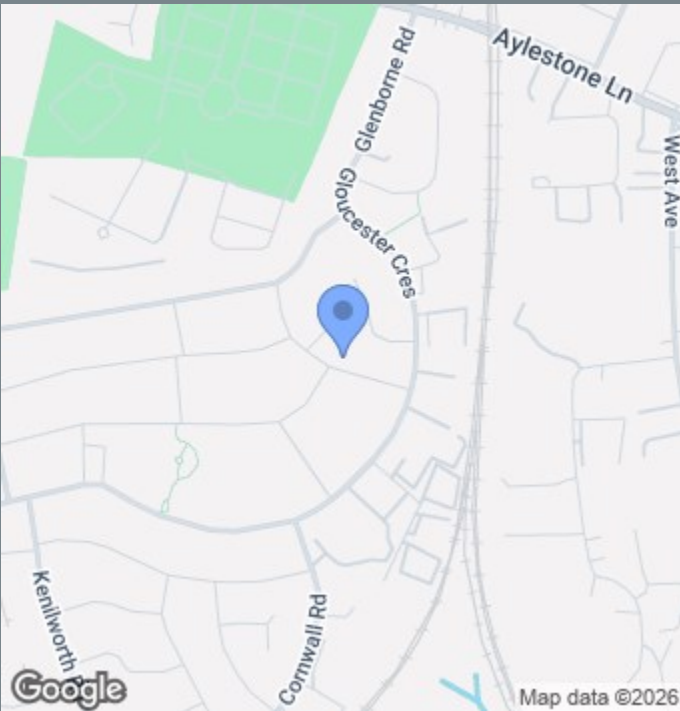
Offers In Excess Of £300,000

OVERVIEW

- Stunning Dorma Bungalow
- Fabulous Location
- Modern Kitchen & Utility
- Lounge & Bedroom Three/Dining Room
- Sitting Room & Garden Room
- Two Bedrooms & Shower Room
- Driveway & Garage
- Beautiful Rear Garden
- Viewing Is Essential
- EER - D, Freehold, Tax Band - C

LOCATION LOCATION....

Cheshire Drive enjoys a convenient position on the popular Fairfield Estate, a well-established & friendly neighbourhood between Wigston & South Wigston that is particularly appealing for families. Everyday essentials are close at hand, with the Shire Court shopping parade offering local shops & services, plus a Tesco Express on Aylestone Lane, while South Wigston & Wigston town centre provide a wider choice of supermarkets, cafés, takeaways & amenities. Fairfield Community Primary School is actually located on Cheshire Drive, with further primary & secondary schooling available nearby. Green space is another lovely feature of the area, with William Gunning Park close by for walks, playtime & fresh air, alongside Blaby Road Park a little further afield. The Fairfield Estate has a welcoming community feel, with local facilities & good connections to the surrounding area. South Wigston railway station is approximately half a mile away, while regular bus services & convenient road links provide easy access into Leicester city centre, Wigston, Fosse Park and towards the A563, M1 & M69. With schooling, shops, green spaces & excellent transport links all within easy reach, Cheshire Drive offers a wonderfully practical place to call home.



THE INSIDE STORY

Beautifully presented throughout & offering wonderfully flexible living accommodation, this stunning dorma bungalow occupies a fabulous location & provides an impressive amount of space that can easily adapt to suit changing family needs. The welcoming hallway leads into the spacious lounge, where dual-aspect windows fill the room with natural light, while a lovely newly fitted fire with attractive surround creates a cosy focal point for relaxing evenings. The kitchen has been beautifully finished with an excellent range of wall & base cabinetry complemented by composite worktops. Thoughtfully equipped with an eye-level double oven, new induction hob, integrated fridge & dishwasher, together with a new sink & drainer with mixer tap, it provides a stylish yet practical space for everyday family life. A separate utility room keeps laundry & household essentials conveniently tucked away. Further enhancing the ground floor is a sitting room which flows beautifully into the garden room, creating a fabulous additional living space. Bifold doors span the rear of the garden room & can be opened right back, effectively opening the whole room onto the garden & creating a wonderful indoor-outdoor feel during the warmer months. Perfect for entertaining, summer gatherings or simply relaxing while enjoying the garden outlook, this is a fantastic extension of the everyday living space. An additional room offers superb versatility as bedroom three, a formal dining room or home office, allowing the layout to adapt to different lifestyles. Upstairs the landing provides useful storage & leads to two bedrooms, with both benefiting from beautiful fitted cupboards. A modern shower room completes the first floor. Outside, a driveway provides off-road parking alongside a garage offering further parking or valuable storage. The beautiful rear garden is a real highlight, thoughtfully established with colourful flowered borders & a choice of seating areas perfect for outdoor entertaining

