

## Halcroft Rise, Wigston

£335,000 Freehold

Situated in the popular Little Hill area of Wigston, this three-bedroom detached home offers spacious accommodation, including a conservatory, dining kitchen, garage, driveway, and mature rear garden.





#### **Entrance Hall**

Entered via a double-glazed door; features stairs providing access to the first-floor landing and a radiator.

#### **Downstairs WC**

Includes a double-glazed window to the front elevation, a low-level WC, a wash hand basin, and tiled splashbacks.

#### **Reception Room**

22' 6" x 1' 5" (6.85m x 0.42m)

A light and airy space with a double-glazed window to the rear elevation, double-glazed sliding patio doors to the conservatory, a wall-mounted electric fire with surround and hearth, a TV point, a radiator, and coving to the ceiling.

#### **Conservatory**

21' 9" x 8' 1" (6.64m x 2.47m)

(maximising to 3.26m). Features double-glazed windows to the side and rear elevations, double-glazed doors to the rear garden, a TV point, and a radiator

#### **Dining Kitchen**

17' 9" x 7' 5" (5.40m x 2.26m)

Features double-glazed windows to the front and side elevations and a range of base and wall units with quartz-effect laminated work surfaces. Includes an enamel sink/drainers with mixer tap, an inset four-ring electric ceramic hob, a double integrated oven with extraction fan, plumbing for a washing machine, and space for a fridge. Also features tiled splashbacks, a radiator, and a double-glazed door to the side path.



#### First Floor Landing

Features a double-glazed window to the front elevation and a loft inspection hatch.

#### Bedroom One

11' 8" x 10' 8" (3.56m x 3.26m)

Features a double-glazed window to the rear elevation, built-in wardrobes, coving to the ceiling, and a radiator.

#### Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)

Includes a double-glazed window to the rear elevation, built-in wardrobes, and a radiator.

#### Bedroom Three

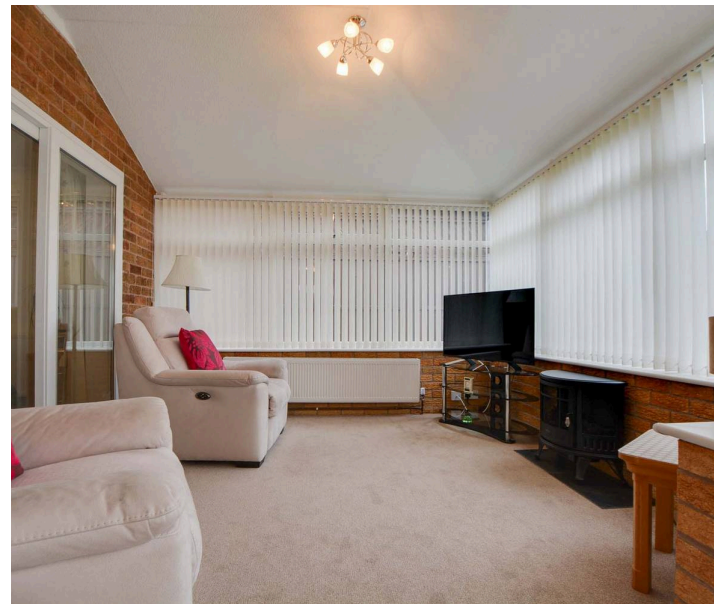
9' 10" x 8' 6" (3.00m x 2.58m)

Includes a double-glazed window to the front elevation and a radiator.

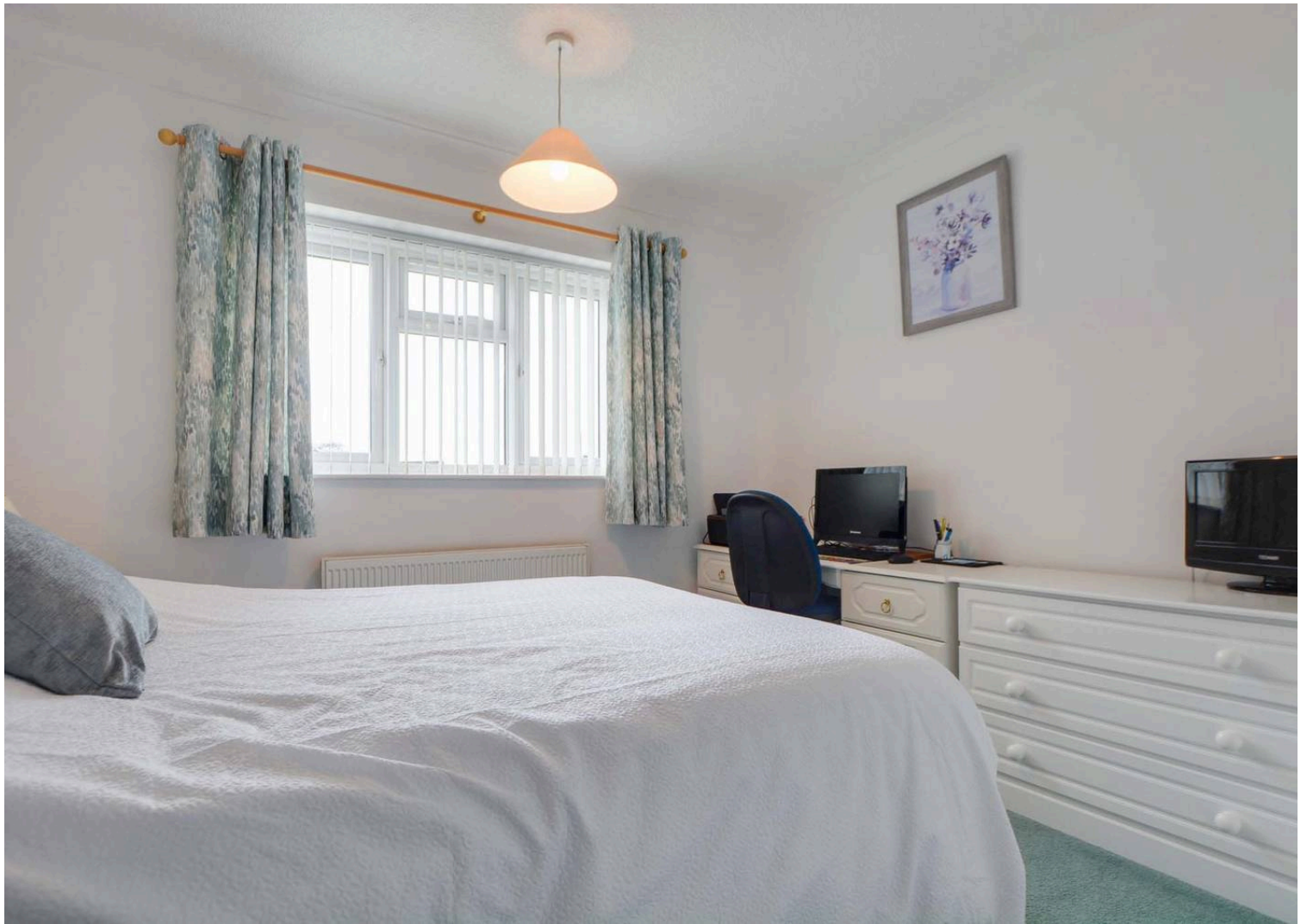
#### Shower Room

9' 4" x 7' 5" (2.85m x 2.25m)

A spacious three-piece suite with double glazed windows to the front and side. Features a corner shower cubicle with sliding door, low-level WC, washbasin with under-basin storage, wall-mounted mirror, fully tiled walls, additional built-in storage, and a chrome wall-mounted radiator.









### **Rear Garden**

Features a patio area leading to a well-maintained lawn, a pathway to an additional patio seating area, mature flower beds, two water features, and a fenced perimeter.

### **Garage**

Integral garage suitable for a standard vehicle.

### **Driveway**

Features a low-maintenance driveway providing access to the garage.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is ideally situated for everyday amenities on the Little Hill estate, including local post office and Co-op on Launceston Road or further afield in Wigston Magna. Popular local schooling, including Little Hill Primary School, Thythorn Field Primary School and Wigston Academy, and regular bus routes running to and from Leicester City Centre are also within reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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