

FLOOR PLAN

DIMENSIONS

**Porch**  
2'09 x 2'10 (0.84m x 0.86m)

**Entrance Hall**

**Lounge**  
13'11 x 12'01 (4.24m x 3.68m)

**Breakfast Kitchen**  
9'09 x 8'10 (2.97m x 2.69m)

**Bedroom One**  
12'04 x 11'11 (3.76m x 3.63m)

**Bedroom Two**  
12'10 x 8'11 (3.91m x 2.72m)

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



# OVERVIEW

- Lovely Semi Detached Bungalow
- No Onward Chain
- Fabulous Location
- Porch & Entrance Hallway
- Lounge & Breakfast Kitchen
- Two Bedrooms & Bathroom
- Driveway & Detached Garage
- Rear Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - B

## LOCATION LOCATION....

Seaton Road is located within the popular Little Hill area of Wigston, a well-established residential neighbourhood known for its strong community feel and family-friendly atmosphere. The area benefits from a good range of nearby shops, supermarkets and everyday amenities, with Wigston town centre easily accessible for additional retail and leisure options. Families are well catered for with a selection of well-regarded primary and secondary schools close by. Residents enjoy access to several parks and green spaces, including Little Hill Park, offering ideal opportunities for walking, outdoor play and relaxation. Seaton 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 and M1, making it an excellent location for commuters.



## THE INSIDE STORY

*This beautiful bungalow, offered with no onward chain & set in a fabulous location, provides well-balanced, thoughtfully arranged accommodation ideal for those seeking comfort, convenience & easy living on one level.*

*The property is entered via a porch, perfect for coats & shoes, which leads into a welcoming entrance hall giving access to all main rooms. The lounge is a particularly inviting space, tastefully decorated & enjoying dual-aspect windows that flood the room with natural light throughout the day. This room offers ample space for comfortable seating, making it ideal for relaxing, entertaining or simply enjoying the outlook. The breakfast kitchen is both practical & charming, fitted with cream shaker-style units complemented by warm wood-effect work surfaces. An integrated fridge freezer keeps the space streamlined, while there is room for a small table & chairs, creating a pleasant spot for informal dining or morning coffee. There are two bedrooms, both well proportioned & beautifully presented. Bedroom one benefits from fitted wardrobes, providing excellent storage, while the second bedroom offers flexibility as a guest room, home office or hobby space. The bathroom is fitted with a clean white three-piece suite comprising a wash hand basin, bath with shower over & low-level WC, offering comfort & practicality. Externally, the property enjoys a driveway leading to a detached garage, providing off-road parking & additional storage. The garden is a lovely outdoor retreat, featuring a lawn & a raised patio area, perfect for outdoor seating, relaxing or entertaining.*

