

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall  
13'7 x 7' (4.14m x 2.13m)

Lounge  
19'3 x 13'10 (5.87m x 4.22m)

Dining Room  
19'3 x 8'11 (5.87m x 2.72m)

Dining Kitchen  
18'11 x 12' (5.77m x 3.66m)

Bedroom Five/Home Office  
19'5 x 7'7 (5.92m x 2.31m)

Utility  
2'10 x 5'8 (0.86m x 1.73m)

Downstairs Shower Room  
5' x 10'9 (1.52m x 3.28m)

Landing

Bedroom One  
12'3 x 12'3 (3.73m x 3.73m)

Bedroom Two  
10'4 x 8'10 (3.15m x 2.69m)

Bedroom Three  
12' x 9'9 (3.66m x 2.97m)

Bedroom Four  
6'4 x 9'6 (1.93m x 2.90m)

Bathroom  
8'3 x 5'8 (2.51m x 1.73m)

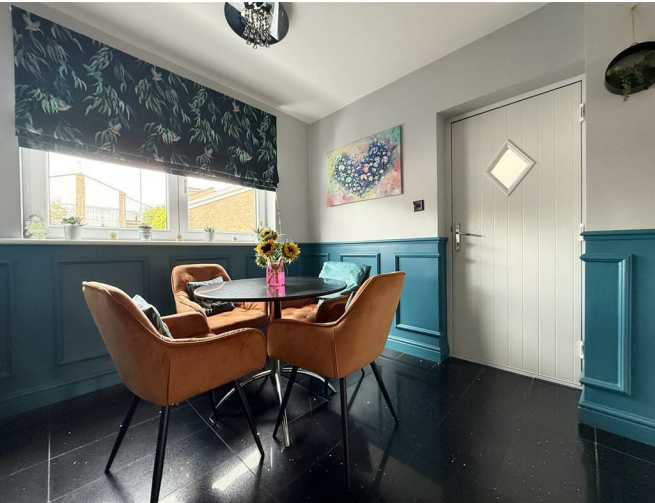


# OVERVIEW

- Stunning, Spacious Family Home
- Fabulous Location
- Porch & Hallway
- Lounge, Dining Room & Dining Kitchen
- Utility & Downstairs Shower Room
- Home Office/Bedroom Five
- Four Bedrooms & Bathroom
- Driveway, Garage & Beautiful Garden
- Viewing Is Highly Recommended
- Tax Band - D, Freehold, EER - D

# LOCATION LOCATION....

Amesbury Road enjoys a lovely position within the popular Little Hill area of Wigston, a well-established & family-friendly neighbourhood with a real sense of community and everything you need for day-to-day life close at hand. The Little Hill shops are just a short stroll away, offering a Co-op, convenience stores, takeaways & everyday essentials, while Wigston town centre provides a wider choice of supermarkets, independent shops, cafés, pubs & leisure facilities. Families are particularly well catered for, with Thythorn Field Community Primary School, Little Hill Primary School, Wigston Academy & Wigston College all nearby. One of the area's real highlights is Little Hill Park, offering plenty of green open space alongside children's play facilities, tennis courts, a bowling green & football pitches, making it a wonderful spot for families to enjoy the outdoors. The location is equally convenient for commuters, with regular bus services running through Little Hill towards Wigston, South Wigston & Leicester, while South Wigston railway station is around a mile away and the surrounding road network provides easy access towards Leicester city centre, the A563, M1 & M69. Combining a friendly community, excellent schooling, handy local shops, green spaces & fantastic transport links, Amesbury Road is a wonderful place to call home.



# THE INSIDE STORY

Offering an excellent balance of style, space & flexibility, this substantial detached residence has been thoughtfully finished throughout & provides an impressive layout suited to modern family life. Upon entering, the quality of the interior is immediately apparent, with oak & stone finishes running through much of the lower level. At the heart of the home is a bright & inviting reception room, where expansive glazing draws in an abundance of daylight & a fireplace creates a natural focal point. An adjoining dining space continues towards the rear, opening directly onto the garden & providing an easy connection between the house & outside. The kitchen has a smart contemporary finish, combining sleek gloss units with timber work surfaces & plentiful cupboard space. There is room for a breakfast table, while its position overlooking the rear makes this a particularly pleasant everyday living space. A further room on this floor provides valuable flexibility & is currently suited as a fifth bedroom, although it would work just as well as a study, children's playroom or snug. There is also a separate utility, downstairs shower room & direct entry into the garage from within the house. The first floor comprises four comfortable bedrooms alongside the main bathroom, which has been finished in a clean contemporary style with a bath & overhead shower. The rear garden enjoys a desirable southerly aspect & offers a fantastic amount of outdoor space. A broad lawn provides plenty of room for children & family activities, while the paved terrace creates a natural spot for summer dining, barbecues & seating. At the front, a sizeable driveway provides parking for several vehicles & leads to the garage. The overall plot also presents an exciting opportunity for anyone wishing to increase the footprint of the house in the future, subject of course to the relevant consents.

A beautifully maintained detached home with an adaptable layout, excellent outdoor space & the potential