

FLOOR PLAN

DIMENSIONS

- Porch

2' x 10'02 (0.61m x 3.10m)
- Hallway

12'07 x 5'10 (3.84m x 1.78m)
- Lounge

13'01 x 12'10 (3.99m x 3.91m)
- Dining Kitchen

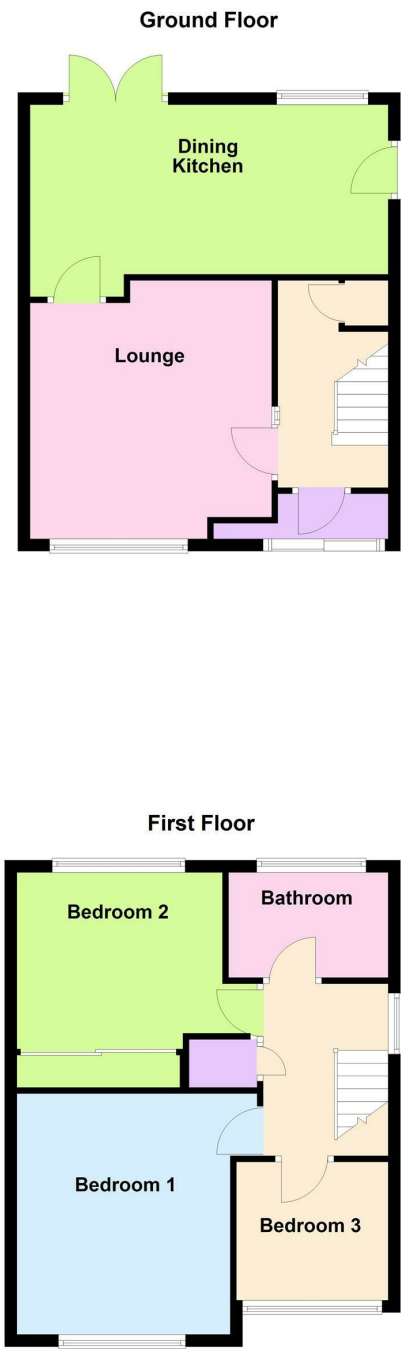
10'03 x 18'11 (3.12m x 5.77m)
- Landing
- Bedroom One

12'07 x 11'05 (3.84m x 3.48m)
- Bedroom Two

10'08 x 10'05 (3.25m x 3.18m)
- Bedroom Three

6'04 x 7'03 (1.93m x 2.21m)
- Bathroom

5'06 x 8'03 (1.68m x 2.51m)

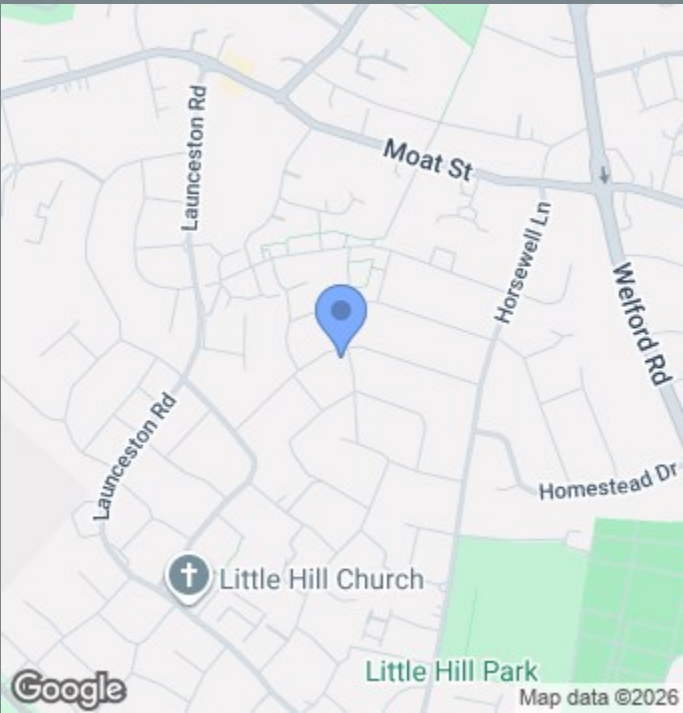


OVERVIEW

- Stunning Family Home
- Highly Sort After Location
- Porch & Hallway
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Penzance Avenue is situated within a popular and well-established residential area of Wigston, offering a strong sense of community and excellent local amenities. The area is well served by a range of shops, supermarkets, cafés and everyday services in Wigston town centre, while several well-regarded primary and secondary schools are within easy reach, making it ideal for families. Residents benefit from nearby parks and green spaces, perfect for leisure and outdoor activities. Wigston also offers excellent transport links, including regular bus services, Wigston railway station with direct routes to Leicester and beyond, and convenient access to major road networks such as the A6 and M1. Combining convenience, connectivity and a friendly neighbourhood feel, this is a highly desirable location to live.



THE INSIDE STORY

Situated within a highly sought-after location, this beautifully presented three-bedroom family home offers spacious & versatile accommodation, perfectly suited to modern family living. Upon arrival, a welcoming porch leads into the entrance hallway, setting the tone for the well-appointed accommodation beyond. The generous lounge enjoys an abundance of natural light from the front-facing window & is centred around an attractive feature fireplace, creating a wonderful space for relaxing evenings with family & friends. The heart of the home is undoubtedly the stunning dining kitchen, fitted with an extensive range of contemporary navy shaker-style cabinetry complemented by contrasting work surfaces. Thoughtfully designed for both everyday living & entertaining, the kitchen benefits from an integrated fridge freezer, eye-level oven, & a five-ring gas hob with extractor canopy above. The adjoining dining area provides ample space for family meals & social gatherings, whilst French doors open directly onto the rear garden, seamlessly blending indoor & outdoor living. To the first floor, the landing provides access to three well-proportioned bedrooms, each benefitting from fitted wardrobes, offering excellent storage solutions & flexibility for growing families, guests, or those working from home. The stylish family bathroom has been finished to a high standard & features a modern four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin, & WC. Externally, the property continues to impress. A driveway provides off-road parking & leads to the garage, offering additional storage or workshop potential. The rear garden has been thoughtfully landscaped & enjoys a patio area ideal for outdoor dining & summer entertaining, a well-maintained lawn, & a raised lawned section to the rear, creating an attractive & versatile outdoor space for children, pets, & gardening enthusiasts alike.

