

FLOOR PLAN

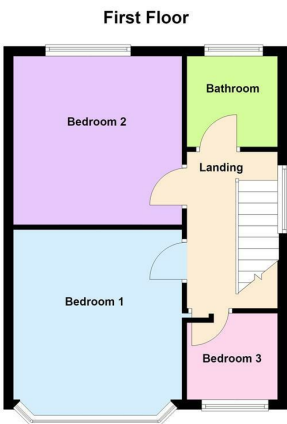
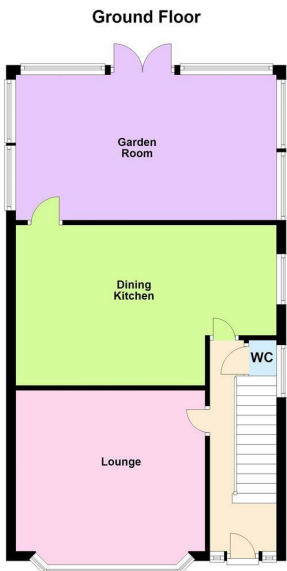
DIMENSIONS

- Entrance Hall
- Lounge
13'0 x 11'0 (3.96m x 3.35m)
- Dining Kitchen
17'11 x 11'0 (5.46m x 3.35m)
- Garden Room
16'0 x 10'0 (4.88m x 3.05m)

- Downstairs Cloakroom
- Landing

- Bedroom One
13'0 x 11'0 (3.96m x 3.35m)
- Bedroom Two
11'0 x 11'0 (3.35m x 3.35m)
- Bedroom Three
6'11 x 6'0 (2.11m x 1.83m)

- Family Bathroom

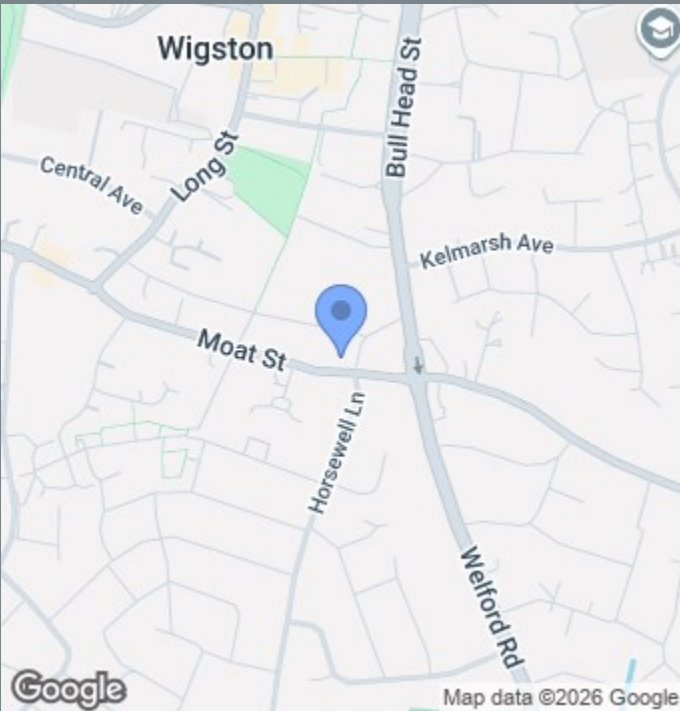


OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- Entrance Hall & Lounge
- Modern Dining Kitchen
- Garden Room & Downstairs Cloakroom
- Three Bedrooms
- Beautiful Family Bathroom
- Driveway & Landscaped Garden
- Viewing Is A Must
- EER - D, Freehold, Tax - B

LOCATION LOCATION....

Moat Street enjoys a wonderfully convenient position close to the heart of Wigston, making it a fantastic choice for families, first-time buyers & commuters alike. Everyday life couldn't be easier, with Wigston town centre just a short stroll away offering supermarkets including Sainsbury's & Aldi, alongside independent shops, cafés, pubs, takeaways & a great selection of everyday amenities. Families are particularly well catered for, with Little Hill Primary, All Saints Primary & Wigston Academy all close by, together with nurseries, clubs & community facilities. When it's time to enjoy the outdoors, Peace Memorial Park & Little Hill Park provide lovely green spaces for walks, children's play & relaxing in the fresh air, while Brocks Hill Country Park is also within easy reach for longer walks & family days out. Wigston has a real community feel, with plenty going on locally whilst still being incredibly well connected. Regular bus services provide easy access into Leicester city centre & surrounding areas, South Wigston railway station is nearby, while the A6, A563 ring road, M1 & M69 are all easily accessible for those travelling further afield. Combining fantastic amenities, schooling, green spaces & excellent transport links, Moat Street is perfectly placed to enjoy everything Wigston has to offer.



THE INSIDE STORY

Occupying a prominent position, this fabulous family home is beautifully presented throughout & offers a wonderful combination of contemporary living, versatile reception space & a landscaped wrap-around garden. The welcoming entrance hall leads into the lounge, positioned to the front of the property with a beautiful bay window allowing natural light to pour in. A feature fireplace provides an attractive focal point, creating a warm & inviting room for relaxing evenings or entertaining guests. To the rear, the modern dining kitchen forms the sociable heart of the home, fitted with sleek gloss-finish cabinetry & complemented by a breakfast bar, perfect for casual dining, morning coffee or catching up at the end of the day. The dining area provides ample room for a table & chairs, with patio doors opening into the garden room. Currently enjoyed as a playroom, this fantastic additional space could equally become a second sitting room, home office, hobby room or peaceful retreat overlooking the garden. A downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three beautifully finished bedrooms, providing comfortable accommodation for a growing family. Bedroom two benefits from fitted wardrobes, offering excellent storage without compromising on floor space. The newly fitted family bathroom is a real highlight, beautifully appointed with a luxurious four-piece suite. A freestanding bath with centrally positioned taps takes centre stage, complemented by a separate shower cubicle, wash hand basin & WC, creating the perfect place to relax & unwind. Outside, a driveway to the front provides convenient off-road parking, while the landscaped garden wraps around the property, offering a lovely sense of space. With patio areas for outdoor dining, a lawn for children to enjoy & plenty of room for entertaining, it provides a wonderful extension of the family living space.

