

FLOOR PLAN

DIMENSIONS

Entrance Hall
12'6 x 4'5 (3.81m x 1.35m)

Open Plan Kitchen Diner Lounge
28'8 (max) x 12'7 (max) (8.74m (max)
x 3.84m (max))

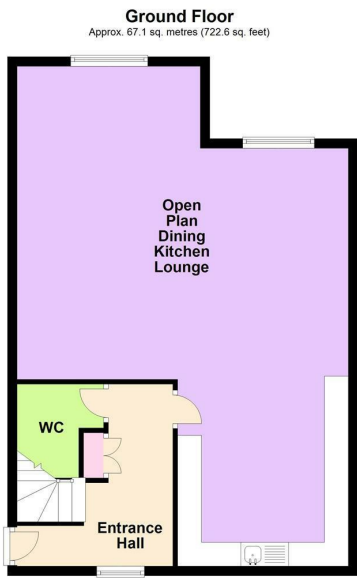
Downstairs Cloaks

Landing

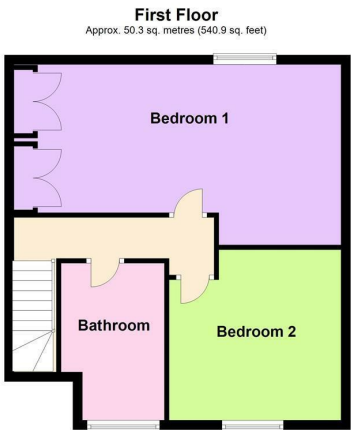
Bedroom One

Bedroom Two

Bathroom



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

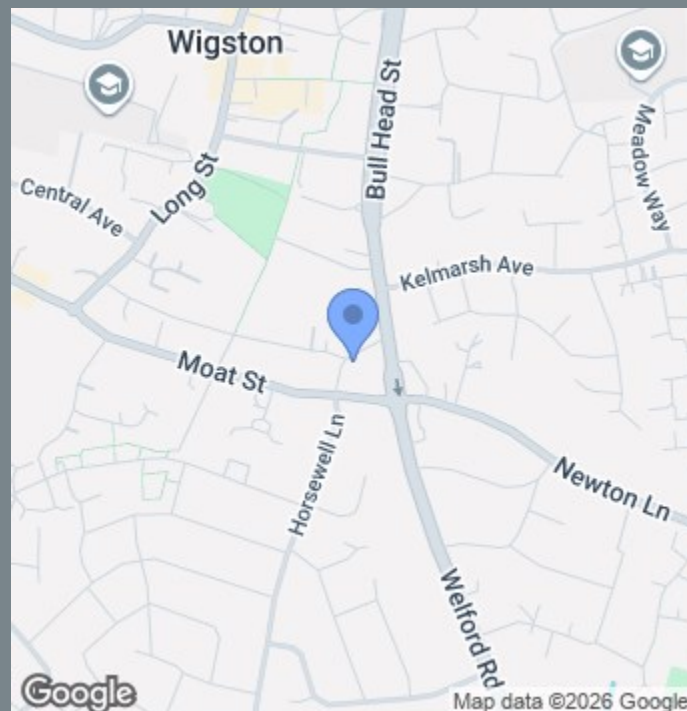


OVERVIEW

- Spacious Apartment Over Two Floors
- Open Plan Kitchen, Dining, Lounge
- Downstairs Cloakroom
- Two Double Bedrooms
- Stylish Bathroom
- Allocated Parking For One Car & Spare Parking Spaces
- Communal Private Garden
- Leasehold
- Council Tax A, EER Rating C
- Great Village Location

LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



THE INSIDE STORY

This beautifully presented two-bedroom apartment offers spacious, modern living in a well-maintained development, making it an ideal first-time purchase, investment or home for those looking to downsize. Beautifully presented throughout, an internal viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Stepping inside, the welcoming entrance hall leads through to the heart of the home – a superb open-plan living space that effortlessly combines the lounge, dining area & kitchen. Filled with natural light, this versatile room is perfect for relaxing, entertaining friends or enjoying everyday life. The contemporary kitchen is fitted with a range of modern units, generous worktop space & ample storage, making it as practical as it is stylish. Completing the ground floor is a convenient cloakroom fitted with a low-level WC & wash hand basin. To the first floor are two generous bedrooms, both having a light & airy feel, offering comfortable spaces to unwind at the end of the day. The modern family bathroom is finished with quality fittings, creating a fresh & contemporary space.

Externally, the property benefits from allocated and visitor parking along with attractive communal gardens, providing a pleasant outdoor setting to enjoy. Combining spacious accommodation, modern finishes and a convenient location, this wonderful apartment is ready to move straight into and is sure to appeal to a wide range of buyers.

