



**Connells**

Primrose Wray Road  
WIGSTON



### Property Description

Set within a modern and highly desirable development, this impressive four bedroom detached family home offers stylish, well-proportioned accommodation designed for contemporary living. Beautifully presented throughout and available with no onward chain, an internal viewing is essential to appreciate both the quality and space on offer.

A welcoming entrance hall sets the tone, providing access to a cloakroom and staircase to the first floor. The main lounge enjoys a bright yet cosy atmosphere, ideal for relaxing, while a second versatile reception room offers flexibility as a home office, playroom or formal dining space.

At the heart of the home sits the superb family living kitchen, perfectly arranged for everyday life and entertaining. Finished with modern gloss units and integrated appliances including oven, hob, fridge/freezer and dishwasher, the space easily accommodates dining and seating areas. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. A matching utility room completes the ground floor.

Upstairs, there are four generous double bedrooms, with fitted wardrobes to bedrooms one and two. The principal bedroom benefits from a stylish en-suite shower room, while the family bathroom features a contemporary three-piece suite.

Externally, a driveway leads to the garage with power and lighting, while the south-facing rear garden is mainly laid to lawn.

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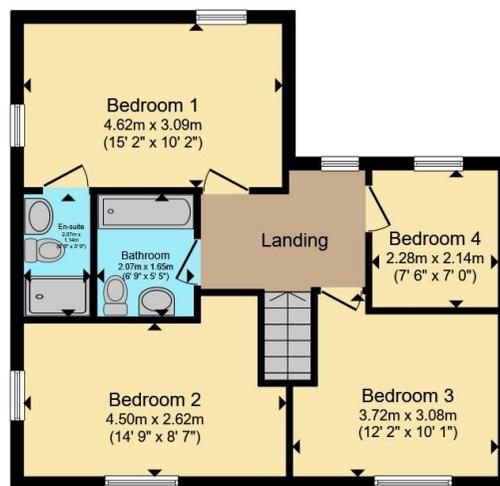




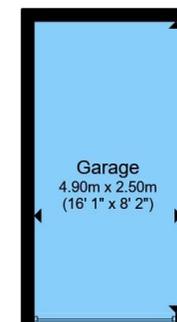




**Ground Floor**



**First Floor**



**Garage**

Total floor area 116.6 m<sup>2</sup> (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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