

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
12'6" x 12'2" (3.83 x 3.73)

Family Living Kitchen
20'10" x 18'1" (6.37 x 5.53)

Utility
13'11" x 5'9" (4.25 x 1.76)

Downstairs Cloakroom

Landing

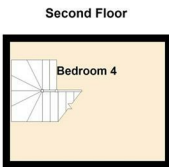
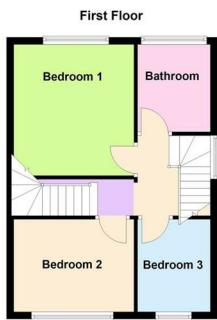
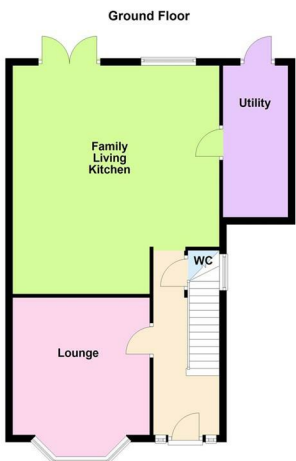
Bedroom One
11'9" x 10'11" (3.6 x 3.33)

Bedroom Two
12'4" x 7'10" (3.77 x 2.4)

Bedroom Three
7'5" x 6'5" (2.28 x 1.98)

Bathroom
7'9" x 6'8" (2.38 x 2.04)

Bedroom Four
10'10" x 11'9" (3.32 x 3.6)

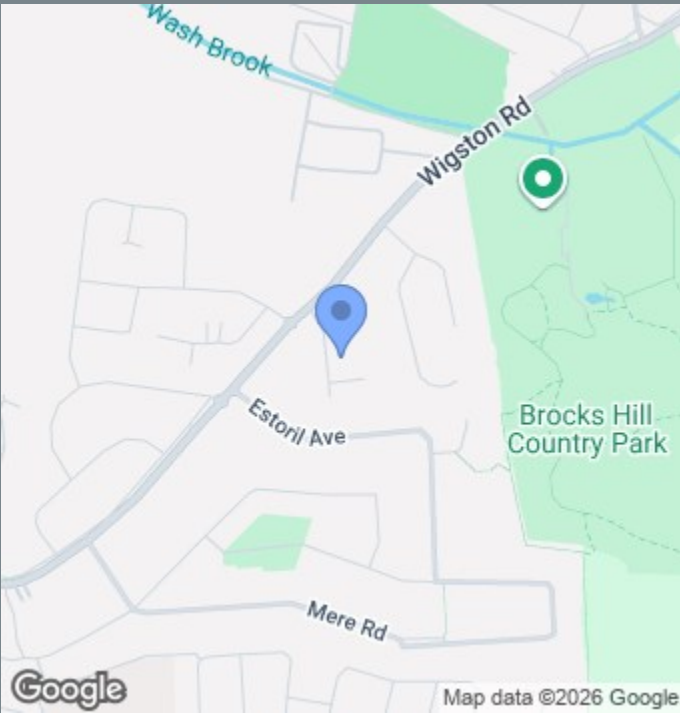


OVERVIEW

- Stunning Extended Family Home
- Fabulous Location
- Hallway & Lounge
- Beautiful Family Living Kitchen
- Utility Room & Downstairs Cloakroom
- Four Bedrooms & Bathroom
- Driveway & Garage For Storage
- Lovely Rear Garden
- Viewing Is Highly Advised
- EER - D, Freehold, Tax - C

LOCATION LOCATION....

Sandy Rise is situated within a popular residential area of Wigston, ideally positioned on the edge of Oadby, offering a desirable blend of convenience and community. The area benefits from a wide range of nearby shops, supermarkets and everyday amenities, with both Wigston town centre and Oadby Parade providing an excellent choice of retail, cafés and services. Families are particularly well catered for, with access to a number of well-regarded primary and secondary schools in both Wigston and Oadby. Residents also enjoy excellent access to green spaces, including nearby parks and the much-loved Brocks Hill Country Park, offering open parkland, walking routes and family-friendly outdoor space. Sandy Rise is well positioned for travel, with regular bus services, easy access to the A6 and A563 ring road, and convenient routes to the M1, making it ideal for commuters. Combining strong schooling, great amenities and a prime position between two popular areas, Sandy Rise offers a highly attractive place to live.



THE INSIDE STORY

Situated in a fabulous and highly sought-after location, this beautiful extended family home offers spacious & versatile accommodation throughout, perfectly suited to modern living. Upon entering, you are welcomed into a bright entrance hall that leads through to a charming lounge, featuring a bay window that fills the room with natural light and a cosy log burner—creating the perfect space to relax and unwind. To the rear, the stunning family living kitchen truly forms the heart of the home. Finished to a high standard with a sleek and contemporary feel, it features a range of modern wall & base units alongside a matching central island with breakfast bar—ideal for casual dining or socialising while cooking. High-quality integrated appliances include an eye-level double oven, induction hob & dishwasher, while the overall design offers both style and functionality. There is ample space for a dining table & chairs, making it perfect for family meals or entertaining, while the adjoining seating area provides a more relaxed space to unwind. Flooded with natural light from skylights above and with French doors opening onto the garden, this impressive room seamlessly blends indoor & outdoor living and creates a real “hub” of the home. A separate utility room & downstairs cloakroom add further practicality. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite, offering both comfort & functionality. Stairs rise to a fourth bedroom, providing excellent flexibility as a guest room, home office or private retreat. Externally, the property continues to impress with a driveway providing off-road parking, a front garden and a garage. The rear garden offers a fantastic outdoor space, featuring a patio area for dining & a lawn perfect for families or relaxing in the warmer months. A truly spacious & stylish home in a prime location—early viewing is highly recommended.

