

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

17'5 x 11' (5.31m x 3.35m)

#### Dining Room

9'3 x 8'6 (2.82m x 2.59m)

#### Breakfast Kitchen

10'8 x 8'3 (3.25m x 2.51m)

#### Landing

#### Bedroom One

14'4 x 10'2 (4.37m x 3.10m)

#### Bedroom Two

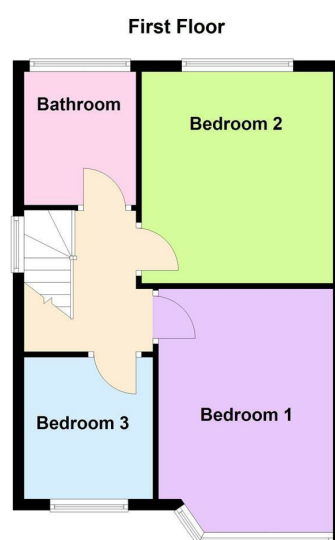
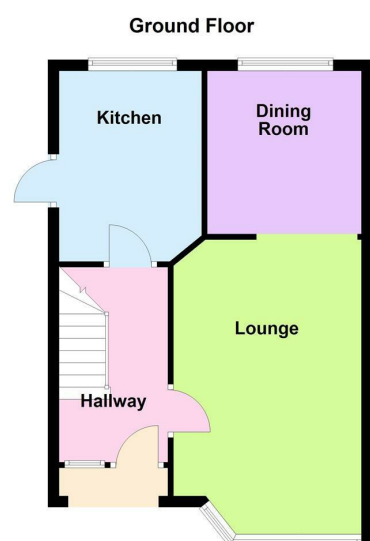
12'4 x 11' (3.76m x 3.35m)

#### Bedroom Three

7'8 x 6'7 (2.34m x 2.01m)

#### Family Bathroom

7'6 x 5'9 (2.29m x 1.75m)



12 Bakewell Road, Wigston, LE18 1FF

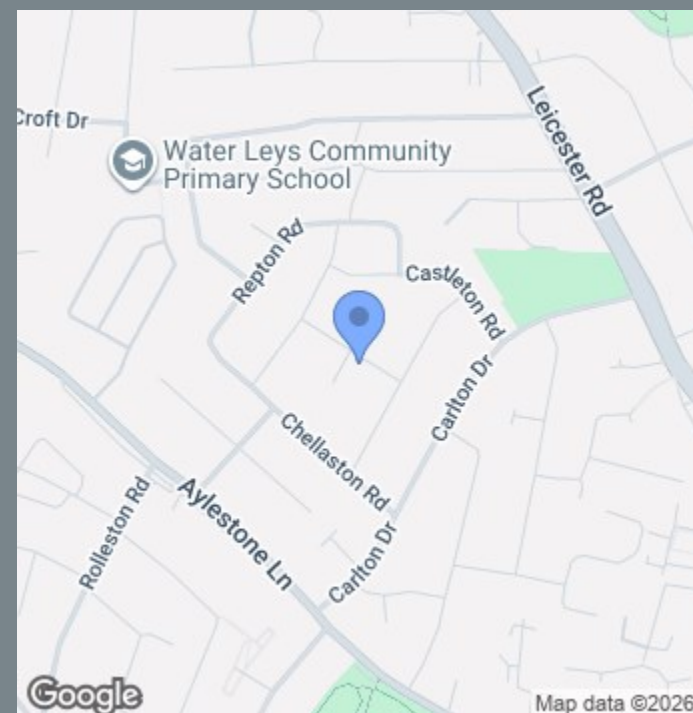
**£270,000**

## OVERVIEW

- Well Presented Family Home
- Corner Plot In Great Location
- Entrance Hallway
- Lounge & Dining Room
- Breakfast Kitchen
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Rear Garden
- Viewing Is Advised
- EER - D, Freehold, Tax Band - C

## LOCATION LOCATION....

Bakewell Close is situated within a popular and well-established residential area of Wigston, offering a friendly community atmosphere and excellent everyday convenience. The area benefits from a range of nearby shops, supermarkets and local amenities, with Wigston town centre providing a wider selection of cafés, independent retailers and essential services. Families are well catered for with reputable primary and secondary schools within easy reach, making it an ideal setting for family life. Residents also enjoy access to nearby parks and green spaces, including Knighton Park and local recreational areas, perfect for walking, outdoor activities and relaxation. Bakewell Close is well positioned for travel, with regular bus services, nearby railway stations at Wigston and South Wigston, and convenient access to the A6, A563 ring road and M1, offering excellent connectivity for commuters. Combining community feel, green surroundings and strong transport links, this area of Wigston remains a highly desirable place to live.



## THE INSIDE STORY

Occupying a generous corner plot in a great and convenient location, this beautiful semi-detached family home offers well-balanced accommodation along with excellent outdoor space, making it ideal for modern family living. Upon entering, you are welcomed into a bright entrance hallway that leads through to the main living areas. The lounge is a lovely, inviting space, enhanced by a charming bay window that allows natural light to pour in, creating a warm and relaxing environment—perfect for both quiet evenings and entertaining. The dining room overlooks the garden, offering a pleasant outlook and providing an ideal setting for family meals, special occasions, or even a flexible additional living space such as a playroom or home office. The breakfast kitchen is both stylish and practical, fitted with solid wood cabinetry that adds a sense of quality and timeless appeal. An eye-level double oven, integrated fridge and dishwasher provide modern convenience, while the breakfast bar creates a perfect spot for informal dining, morning coffee, or a social hub for everyday living. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for families of all sizes. Two of the bedrooms benefit from fitted wardrobes, providing excellent storage, while all rooms can be easily adapted to suit a variety of needs, from bedrooms to workspace or guest accommodation. The family bathroom serves the bedrooms and offers a comfortable and functional space. Externally, the property truly stands out. Set on a corner plot, the home enjoys gardens to three sides, offering plenty of outdoor space to relax, entertain, or further landscape to suit your own tastes. A driveway provides off-road parking and leads to a detached garage, offering additional storage or secure parking. A wonderful opportunity to acquire a spacious and versatile home in a sought-after location—early viewing is highly recommended.

