

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
13'8" x 14'1" (4.19 x 4.3)

Kitchen
10'4" x 7'10" (3.17 x 2.4)

Dining Room
13'8" x 13'1" (4.19 x 4.01)

Landing

Bedroom One
13'8" x 11'0" (4.18 x 3.37)

Bedroom Two
13'8" x 10'7" (4.18 x 3.23)

Wet Room



OVERVIEW

- Two Bedroom Terraced Property
- Spacious Lounge
- Dining Room
- Kitchen
- Wet Room
- Low Maintenance Rear Garden
- No Chain
- Viewing Is A Must
- EER Rating -C , Freehold
- Council Tax Band - A

LOCATION LOCATION....

Victoria Street is ideally located in the heart of Wigston, a popular and well-established Leicestershire town offering a strong sense of community and everyday convenience. The property is within easy reach of Wigston town centre, where a wide range of shops, supermarkets, cafés and local amenities can be found along Bell Street and Leicester Road. The area is well served by reputable primary and secondary schools, making it particularly appealing to families, while nearby parks such as Peace Memorial Park provide attractive green space for walks, recreation and leisure. Excellent transport links include regular bus services to Leicester city centre, South Wigston railway station with direct connections to Leicester and beyond, and straightforward access to major road routes including the A5199 and motorway links, making the area well suited to commuters and local residents alike.



THE INSIDE STORY

A charming terraced home located in the very heart of Wigston, offering comfortable living with well-planned spaces ideal for both first-time buyers & investors alike. The lounge provides a warm & inviting atmosphere, centred around a log-burning stove, making it the perfect spot to relax & unwind. The dining room offers ample space for a table & chairs, ideal for family meals or entertaining, with a window overlooking the garden that allows natural light to flow through the space. The kitchen is fitted with stylish grey wall & base cabinetry complemented by wood-effect worktops, creating a practical yet contemporary space for everyday cooking. Upstairs, the landing leads to two well-proportioned bedrooms, both offering flexible accommodation for sleeping, working from home or guests. The wet room is thoughtfully arranged for convenience & ease of use. Outside, the low-maintenance rear garden provides a private outdoor space to enjoy, perfect for seating, pots or alfresco dining with minimal upkeep required.

