

FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Lounge  
16'9 x 18'9 (5.11m x 5.72m)
- Kitchen  
13'2 x 9'5 (4.01m x 2.87m)
- Dining Area  
8'7 x 8'2 (2.62m x 2.49m)
- Utility  
8'10 x 6'9 (2.69m x 2.06m)
- WC
- Bedroom  
14'3 x 13'6 (4.34m x 4.11m)
- En Suite
- Bedroom  
11'6 x 11'2 (3.51m x 3.40m)
- Dining Room/Bedroom  
13'2 x 9'5 (4.01m x 2.87m)
- Study/Bedroom  
9'7 x 5'11 (2.92m x 1.80m)
- Bathroom
- Upstairs Living Room  
18'9 x 16'9 (5.72m x 5.11m)
- Bedroom  
11'7 x 11'4 (3.53m x 3.45m)
- Bedroom  
9'3 x 12'10 (2.82m x 3.91m)
- Upstairs Bathroom



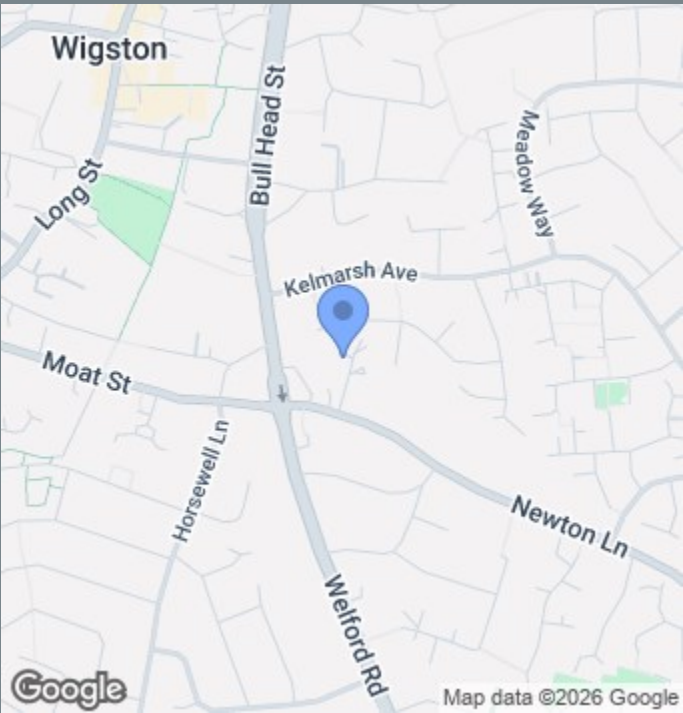


# OVERVIEW

- Spacious Detached Home
- Cul De Sac Location
- Porch & Entrance Hall
- Lounge, Dining Room & Dining Kitchen
- Utility, Downstairs WC & Bathroom
- Five Bedrooms, Em Suite To Primary
- Upstairs Lounge With Balcony & Bathroom
- Driveway & Double Garage
- Good Sized Rear Garden With Decking Area
- EER - C, Freehold, Council Tax - F

## 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 exquisite dormer bungalow is a true gem, situated in a tranquil cul-de-sac, offering a peaceful haven away from the world. As you approach the property, you're greeted by a charming porch that leads into a welcoming entrance hall, setting the tone for the elegance that awaits within. The heart of the home is the spacious lounge, bathed in natural light from the large patio doors that open onto the garden, creating a seamless indoor-outdoor living experience. The formal dining room, is perfect for hosting memorable dinner parties or enjoying family meals. The dining kitchen is a culinary enthusiast's dream, featuring modern appliances, ample counter space & a layout that encourages both efficiency & sociability. The practical utility room, complete with laundry facilities & a convenient cloakroom, ensures that daily chores are a breeze. On the ground floor, you'll find three generously proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly noteworthy, featuring an en suite shower room that provides a private sanctuary for relaxation. The family bathroom, with its four-piece suite, offers a luxurious space for the rest of the household. Ascending the stairs, you're greeted by an upstairs living room where you can unwind and enjoy the views, doors lead out onto a sun terrace. Two additional bedrooms on this level, along with another bathroom, provide ample space for family members or guests. The exterior of the property is as impressive as the interior. A driveway leads to a double garage, providing secure parking and storage space for vehicles and belongings. The stunning rear garden is a true oasis, featuring a raised decking area that's ideal for entertaining or simply enjoying a quiet moment outdoors. The landscaped garden offers a perfect balance of greenery and privacy, making it a delightful space to relax and entertain.*

