

FLOOR PLAN

DIMENSIONS

Entrance Hallway
18'11 x 6'04 (5.77m x 1.93m)

Lounge
14'05 x 10'09 (4.39m x 3.28m)

Family Living Kitchen
20'1 x 12'07 (6.12m x 3.84m)

Utility
4'08 x 4'56 (1.42m x 1.22m)

Downstairs Cloakroom

Bedroom One
10'05 x 9'02 (3.18m x 2.79m)

Dressing Area
9'07 x 8'07 (2.92m x 2.62m)

En Suite
9'52 x 3'10 (2.74m x 1.17m)

Bedroom Two
13'03 x 10'05 (4.04m x 3.18m)

En Suite
3'10 x 9'52 (1.17m x 2.74m)

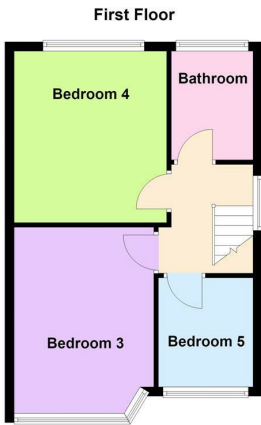
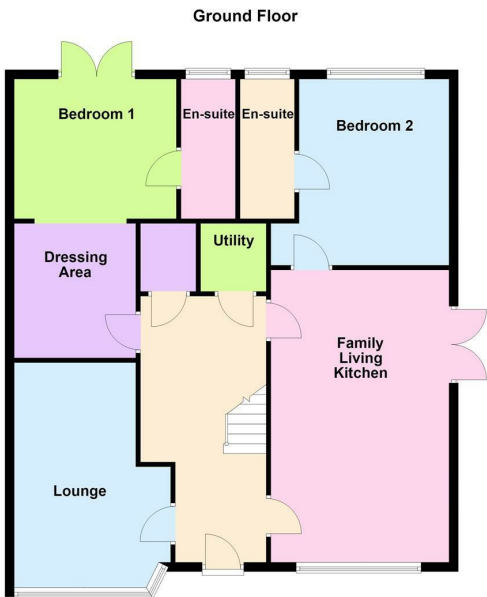
Landing

Bedroom Three
13'00 x 9'11 (3.96m x 3.02m)

Bedroom Four
10'10 x 12'0 (3.30m x 3.66m)

Bedroom Five
7'09 x 6'06 (2.36m x 1.98m)

Shower Room
7'05 x 8'08 (2.26m x 2.64m)



OVERVIEW

- Stunning, Extended Family Home
- Fabulous Plot & Location
- Finished To A High Standard Throughout
- Hall, Lounge & Uility
- Family Living Kitchen
- Five Bedrooms
- Two En Suites & Bathroom
- Driveway & Extensive Garden
- No Chain & Viewing Is A Must
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Horndean Avenue is ideally situated in the heart of Wigston, offering a wonderful blend of convenience, community and excellent local amenities. Wigston town centre is within easy reach, providing a fantastic selection of supermarkets, independent shops, cafés, bakeries and everyday services. Families are well served by highly regarded schools including Glenmere Community Primary School, Little Hill Primary School, All Saints C of E Primary School and Wigston Academy, while nearby Peace Memorial Park and Aylestone Lane Recreation Ground offer plenty of green space to enjoy. The area benefits from a welcoming community atmosphere, leisure facilities close by and excellent transport links, with regular bus services, South Wigston railway station and easy access to the A6, A563 ring road, M1 and M69, making it an ideal location for commuters and families alike.



THE INSIDE STORY

Occupying a fabulous plot at the head of a peaceful cul-de-sac, this stunning extended family home has been beautifully refurbished throughout and is offered to the market with no onward chain. Offering versatile accommodation, generous living space & an exceptional wrap-around garden, it is perfectly suited to modern family life. A welcoming entrance hall leads through to the elegant lounge, where a beautiful bay window fills the room with natural light, creating a relaxing space to unwind. The heart of the home is the impressive bespoke family living kitchen, thoughtfully designed with ample space for cooking, dining & everyday family life. French doors open directly onto the garden, creating a seamless connection between indoor & outdoor living, ideal for entertaining during the warmer months. A separate utility room keeps laundry tucked away, whilst the downstairs cloakroom adds everyday convenience. Uniquely, the property offers two ground floor bedrooms, making it ideal for multi-generational living or those seeking single-level accommodation. The principal bedroom enjoys a dressing area, stylish en suite & French doors opening onto the garden, providing a peaceful retreat. Bedroom two also benefits from its own en suite, offering excellent guest accommodation or independent living for older children or relatives. The first floor provides three further well-proportioned bedrooms, all offering flexibility for family members, guests or those working from home, together with a modern shower room. Outside, a driveway provides ample off-road parking & the substantial wrap-around garden is a real highlight, offering an abundance of lawn, seating areas & space for children to play, keen gardeners to enjoy or friends & family to gather for outdoor entertaining. Combining beautifully refurbished interiors, flexible accommodation & an outstanding plot in a highly desirable cul-de-sac location, this exceptional home is ready for its next family to enjoy.

