

FLOOR PLAN

DIMENSIONS

Porch

5'5 x 5' (1.65m x 1.52m)

Entrance Hall

Living Room

25'4 x 11' (7.72m x 3.35m)

Conservatory

9'6 x 19'11 (2.90m x 6.07m)

Dining Kitchen

17'8 x 11'9 (5.38m x 3.58m)

Utility

5'10 x 6'10 (1.78m x 2.08m)

Bedroom One

9'11 x 11'5 (3.02m x 3.48m)

Bedroom Two

7'11 x 8'3 (2.41m x 2.51m)

Shower Room

7'11 x 5'10 (2.41m x 1.78m)

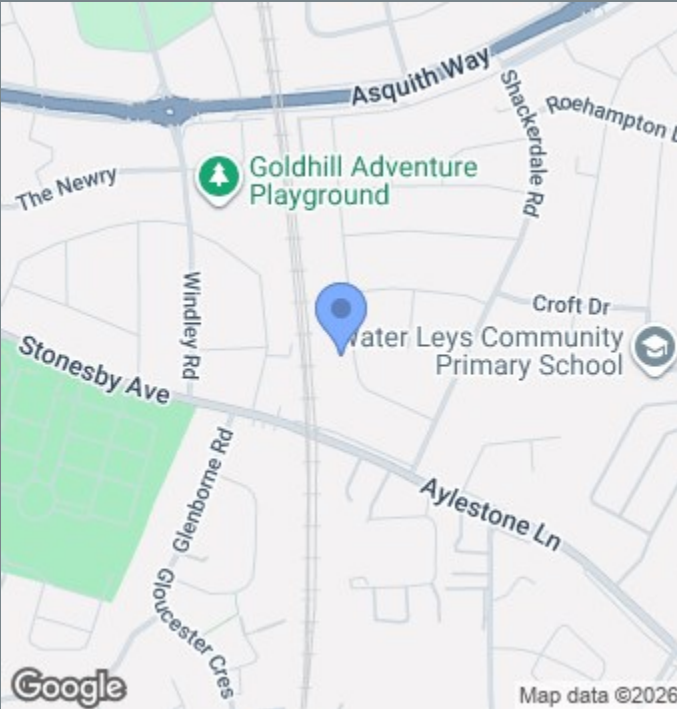


OVERVIEW

- Spacious Extended Bungalow, One Owner From New
- Great Location & No Chain
- Porch & Hallway
- Living Room & Conservatory
- Dining Kitchen & Utility
- Two Bedrooms & Modern Shower Room
- Driveway & Detached Garage
- Front & Rear Well Maintained Gardens
- Viewing Is Advised
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Brixham Drive enjoys a convenient position within Wigston Fields, a well-established & family-friendly neighbourhood with plenty of everyday amenities close at hand. Local shopping is particularly easy, with Tesco Express on Aylestone Lane just a short stroll away, alongside convenience stores, takeaways & other useful services, while Wigston town centre offers a much wider choice of supermarkets, independent shops, caf  s & amenities. Families are well catered for, with Water Leys Community Primary School around half a kilometre away and a good selection of further primary & secondary schooling nearby. There are plenty of green spaces to enjoy locally too, with playing fields & parks nearby and Knighton Park within easy reach for leisurely walks, playtime & weekends outdoors. The location is particularly handy for commuters, with South Wigston railway station around a mile away, regular bus services through the surrounding area & straightforward road links towards Leicester city centre, Oadby, Fosse Park, the A563, M1 & M69. With shops, schools, green spaces & excellent connections all close to home, Brixham Drive offers a wonderfully practical & welcoming setting for family life.



THE INSIDE STORY

Offered to the market with no onward chain & having been lovingly cared for by just one owner from new this extended bungalow enjoys a fabulous location & offers spacious versatile accommodation complemented by a beautifully established garden. A useful porch opens into the entrance hall which leads through to a comfortable living room with a window to the front & feature fireplace creating a cosy focal point. Patio doors continue into the generous conservatory which is currently enjoyed as a second sitting room. There is plenty of space to create a dining area too making this a wonderfully flexible room for relaxing entertaining or simply sitting back & enjoying the garden outlook. The dining kitchen offers an excellent range of wall & base cabinets with an eye level double oven hob with extractor over & stainless steel sink drainer with mixer tap. Ample room for a table & chairs makes this a welcoming everyday space for everything from breakfast to family meals. A separate utility room provides further wall & base units plumbing for a washing machine & space for a tumble dryer keeping the practical side of the home neatly tucked away. There are two lovely bedrooms with bedroom one benefiting from fitted wardrobes while bedroom two is also a great size with plenty of room for additional furniture. A modern shower room completes the accommodation with a generous double walk-in shower enclosure. Outside the bungalow continues to impress with a driveway detached garage & well maintained front & rear gardens. The rear garden is a real highlight with colourful planted borders a pond & patio creating a peaceful spot for outdoor dining. Further seating areas can be found to the side & towards the top of the garden giving you different places to follow the sun throughout the day. There is even a vegetable plot ready to be revived by anyone with green fingers & plenty of scope to make this charming garden your own.

