

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen  
11'05 x 9'06 (3.48m x 2.90m)

Lounge  
16'09 x 10'11 (5.11m x 3.33m)

Family Room  
18'07 x 11' (5.66m x 3.35m)

Downstairs Cloakroom  
6' x 3'02 (1.83m x 0.97m)

Conservatory/Utility  
12'05 x 11'05 (3.78m x 3.48m)

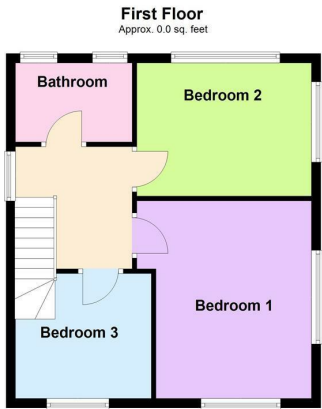
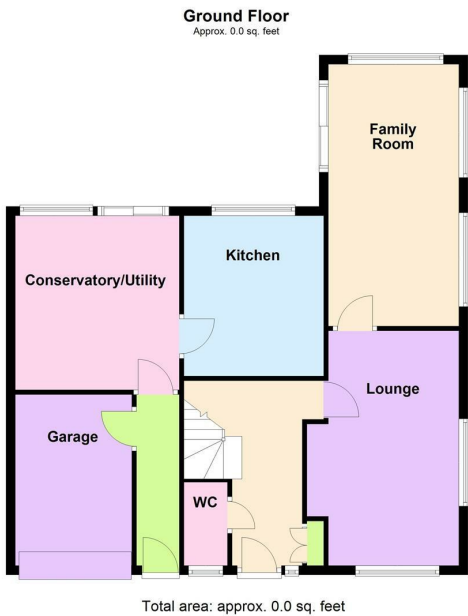
Landing

Bedroom One  
13'9 x 10'11 (4.19m x 3.33m)

Bedroom Two  
9'01 x 12'05 (2.77m x 3.78m)

Bedroom Three  
9'04 x 9'08 (2.84m x 2.95m)

Shower Room  
5'05 x 7'11 (1.65m x 2.41m)



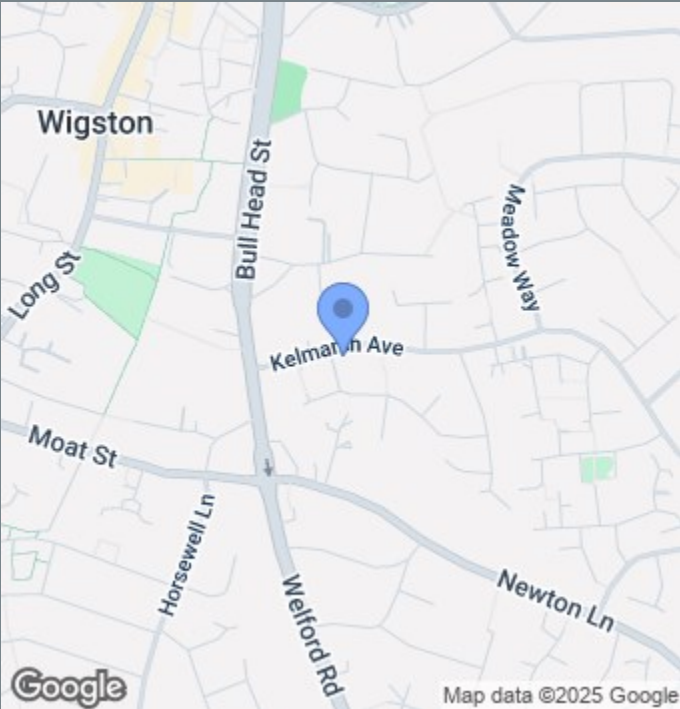


# OVERVIEW

- Extended Family Home
- Fabulous Corner Plot & No Onward Chain
- Lounge & Family Room
- Kitchen & Conservatory
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Wrap Around Garden
- Great Location
- Freehold, EER - tbc, Tax Band - D

# 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, Aldi 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

Welcome to this beautifully positioned detached family home, set on a desirable corner plot in a sought-after residential area. With no onward chain, this property presents a fantastic opportunity for families or buyers looking to move quickly. Step inside through the entrance hall, which leads into a bright and welcoming lounge featuring dual aspect windows that flood the space with natural light and having a feature fireplace making it ideal for relaxing at the end of the day. A separate family room offers versatile use — ideal as a playroom, study, or home office and the dining area, with direct access to the garden, is perfect for entertaining or everyday family meals. The kitchen is fitted a range of wall and base cabinets with contrasting work surfaces, has a sink drainer with mixer tap and connects conveniently to a conservatory that also houses a utility area, adding valuable space and functionality to the home. The downstairs cloakroom adds practicality for a growing family. Upstairs, a spacious landing leads to three generously sized bedrooms, all well-suited for a growing family. The family shower room is neatly presented and serves the bedrooms with ease. Outside, the expansive garden is a blank canvas for adventure, relaxation, or alfresco dining, while the driveway, carport and garage provide ample parking and storage solutions.

