

FLOOR PLAN

DIMENSIONS

Entrance Hall

Living Room
11'07 x 15'05 (3.53m x 4.70m)

Dining Area
8'08 x 8'11 (2.64m x 2.72m)

Kitchen Area
9'05 x 8'09 (2.87m x 2.67m)

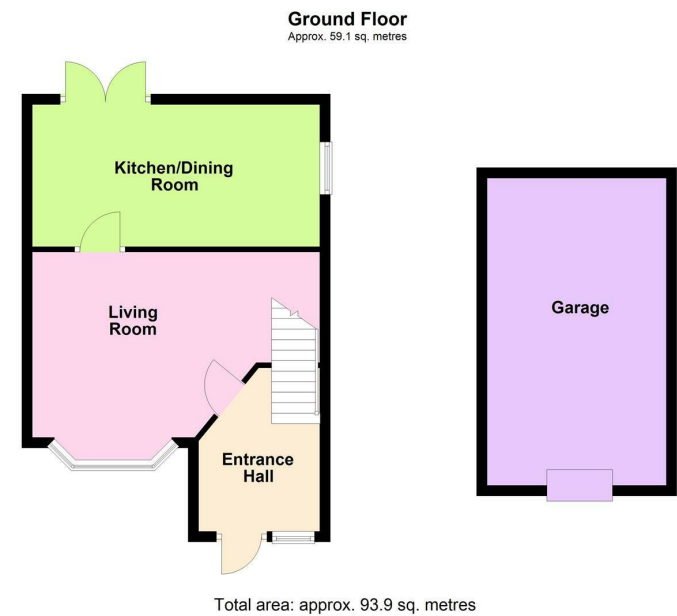
Bedroom One
12'11 x 9'05 (3.94m x 2.87m)

Bedroom Two
12'08 x 8'03 (3.86m x 2.51m)

Bedroom Three
9'06 x 8'02 (2.90m x 2.49m)

Family Bathroom

Detached Garage
16 x 9'01 (4.88m x 2.77m)

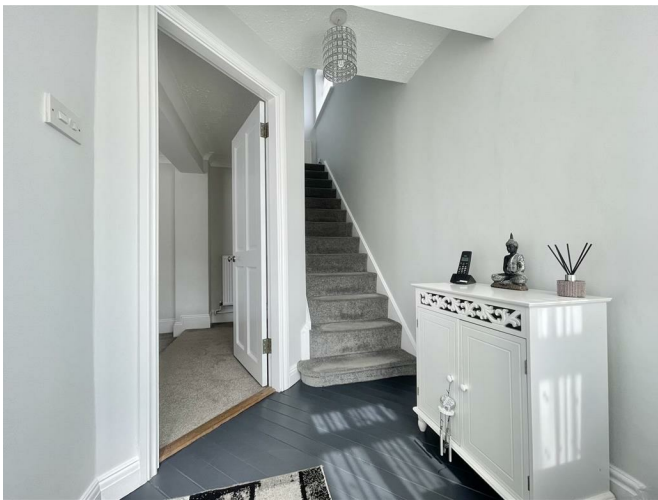
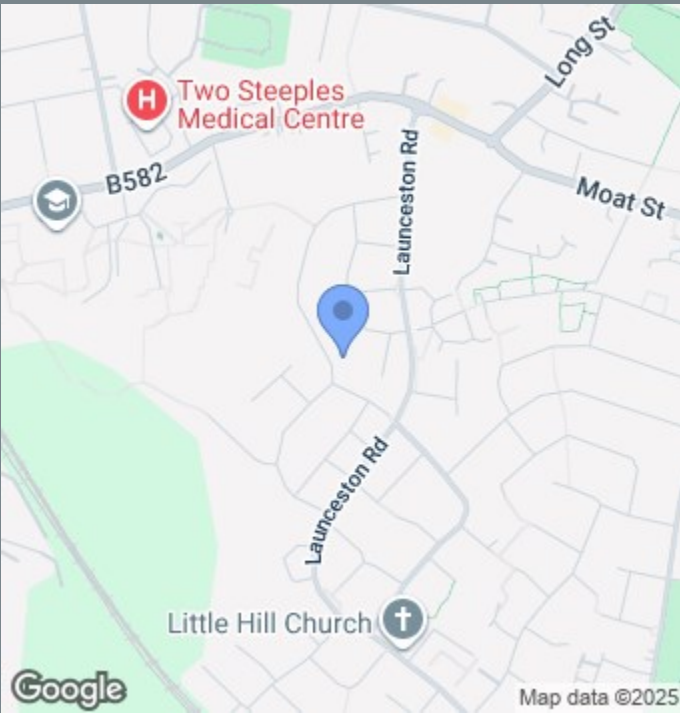


OVERVIEW

- Three Bedrooms
- Garage & Driveway
- Open Plan Kitchen Diner
- Bay Fronted Lounge
- Modern Family Bathroom
- Lovely Landscaped Garden
- Beautiful Family Home
- EPC Rating - D
- Council Tax Band - B
- Freehold Property

LOCATION LOCATION....

Seaton Road in Wigston is a quiet, residential street situated in a well-established suburban area just south of Leicester. The neighbourhood is primarily made up of semi-detached and detached homes, mostly owner-occupied, and appeals to families and older residents alike. It offers a peaceful living environment with low crime rates and minimal noise, while still being conveniently close to local amenities such as supermarkets, GP surgeries, and well-rated schools like Wigston Academy. The area is served by good transport links, including South Wigston railway station less than a mile away. With its blend of stability, convenience, and community feel, Seaton Road presents a desirable location for those seeking a comfortable lifestyle outside the city centre.



THE INSIDE STORY

Welcome to this spacious and well-presented three-bedroom semi-detached home, ideally located on the popular Seaton Road in Wigston. Upon entering, you're greeted by a welcoming entrance hall with access to both the upstairs accommodation and the ground floor living areas. To the front, the separate lounge features a charming bay window, an electric fire, and under-stair storage, offering a cosy yet spacious setting for relaxation.

To the rear, the heart of the home is the open-plan kitchen and dining room, perfect for family life and entertaining. The kitchen is equipped with integrated appliances, ample worktop space, and flows into a generously sized dining area, which comfortably fits a family-sized table and features patio doors opening onto the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, all featuring fitted wardrobes and storage cupboards. The modern family bathroom includes a WC, sink, and a bath with shower over, finished to a high standard.

Outside, the rear garden is beautifully landscaped, with a neat lawn, patio area, and attractive borders with bushes and flowers, providing a peaceful retreat. A garage to the rear offers additional storage or parking, while a driveway to the front provides convenient off-road parking.

This property is an excellent family home offering comfort, space, and a great location—close to schools, shops, and transport links. Early viewing is highly recommended.

