

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
14'9 x 10'7 (4.50m x 3.23m)

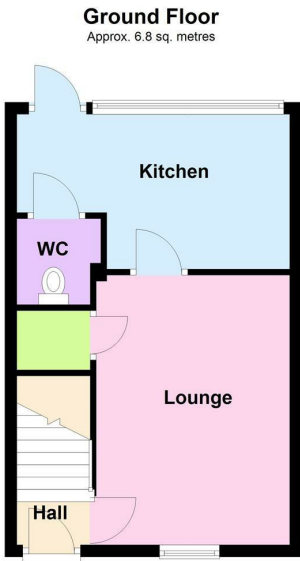
Kitchen
14'1 x 8'3 (4.29m x 2.51m)

Downstairs WC

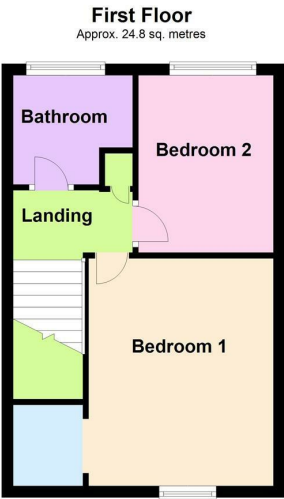
Bedroom One
12'8 x 10'08 (3.86m x 3.25m)

Bedroom Two
10'09 x 7'2 (3.28m x 2.18m)

Family Bathroom



Total area: approx. 31.6 sq. metres

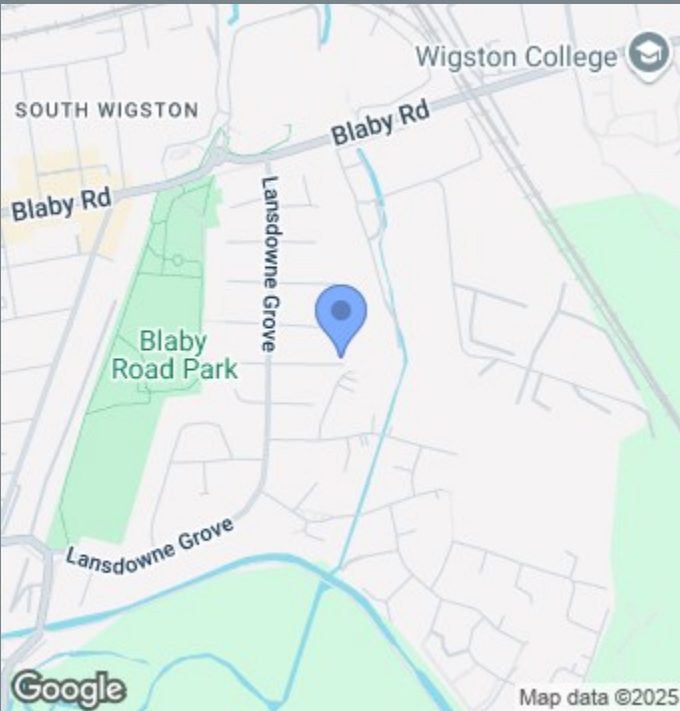


OVERVIEW

- Two Double Bedrooms
- Downstairs WC
- Large Rear & Sunny Garden
- Perfect For First Time Buyers
- Parking For Two Cars
- Local Amenities
- Viewings Advised
- Freehold Property
- Council Tax Band - B
- EPC Rating - C

LOCATION LOCATION....

Tansley Avenue in South Wigston is a quiet residential street located in a well-established suburban area of Leicestershire. The neighbourhood offers a mix of family homes and green spaces, making it a popular choice for both families and retirees. South Wigston itself boasts a range of local amenities, including supermarkets, primary and secondary schools, cafes, and independent shops. Excellent transport links via South Wigston train station and nearby bus routes provide easy access to Leicester city centre and surrounding areas. Parks and recreational facilities are also close by, contributing to the area's friendly and community-focused atmosphere.



THE INSIDE STORY

Nestled in a quiet spot on the sought-after Tansley Avenue, this well-presented two-bedroom end-terrace property offers comfortable living in a tucked-away position. Upon entering, you're greeted by a welcoming entrance hall leading to a bright lounge, a modern fitted kitchen, and a convenient downstairs WC with direct access to the generous rear garden.

Upstairs, the property features two well-proportioned bedrooms, a family bathroom, and an airing cupboard for additional storage. The rear garden is larger than average for the road, boasting a sunny and secure space with a slabbed patio area and lawn — perfect for relaxing or entertaining.

Ideal for first-time buyers, small families, or investors, this lovely home is located close to local amenities, schools, and excellent transport links. Early viewing is recommended.

