

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner
20'01 x 11'03 max (6.12m x 3.43m max)

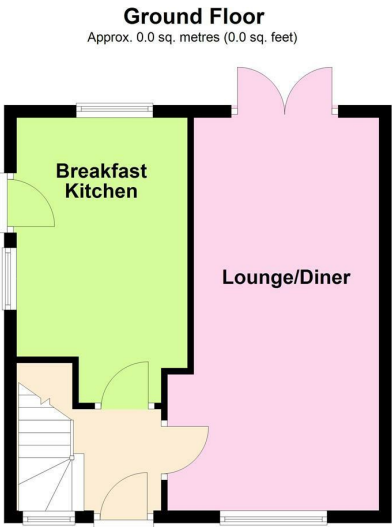
Breakfast Kitchen
15'02 x 9'01 max (4.62m x 2.77m max)

Landing

Bedroom One
10' x 18'04 (3.05m x 5.59m)

Bedroom Two
10'03 x 12'10 (3.12m x 3.91m)

Bathroom
7' x 8'04 (2.13m x 2.54m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

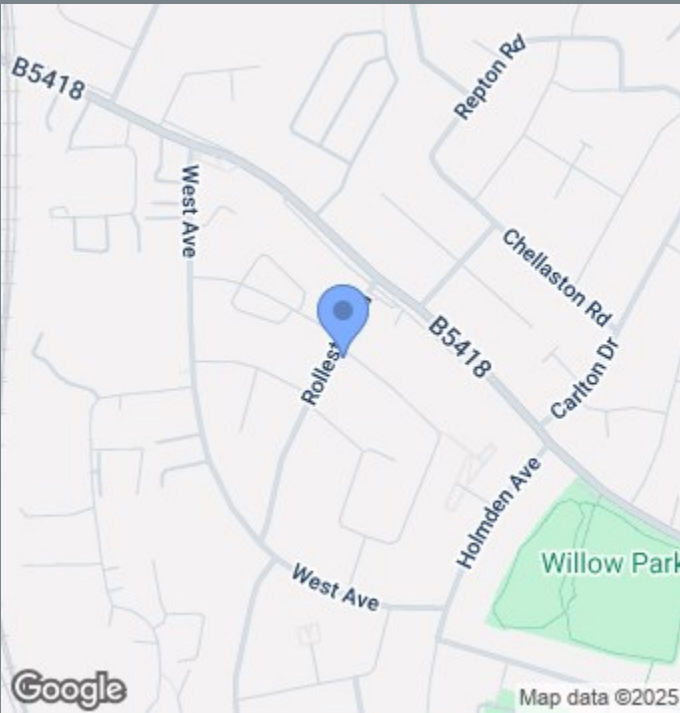


OVERVIEW

- Stunning Home On Corner Plot
- Great Location
- Lounge Diner
- Breakfast Kitchen
- Two Double Bedrooms
- Beautiful Bathroom
- Fabulous Well Maintained Garden
- Viewing Is A Must
- EER Rating - D Freehold
- Council Tax Band - A

LOCATION LOCATION....

Rolleston Road is a sought-after residential area offering a welcoming community feel and excellent local amenities. The neighbourhood is particularly popular with families, thanks to a wide selection of well-regarded primary schools—such as Glenmere, Little Hill, and The Meadow Community—and access to secondary education at Wigston Academy and Wigston College. Transport links are strong, with regular bus services to Leicester city centre and easy access to major road routes, making commuting straightforward. The area also benefits from a variety of nearby shops, including supermarkets, local convenience stores, pubs, salons, and independent traders along Leicester Road, providing everything needed for day-to-day living. With a blend of suburban peace, community spirit, and practical convenience, Rolleston Road is a great place to call home.



THE INSIDE STORY

Occupying a generous corner plot in a peaceful and sought-after location, this stunning home effortlessly combines style, comfort, and practicality. From the moment you step into the welcoming entrance hall, you'll feel the warmth and elegance that runs throughout the property. The heart of the home is the spacious lounge-diner, bathed in natural light from a front-facing window and French doors that open onto the garden—creating a perfect flow for entertaining, relaxing, or enjoying family meals. The beautifully appointed breakfast kitchen features classic Shaker-style wall and base units, complemented by wood-effect work surfaces and a breakfast bar ideal for casual dining or morning coffee. A convenient door opens directly into the garden, enhancing the connection between indoor and outdoor living. Upstairs, the home boasts two generously sized bedrooms, both immaculately finished with a calming, stylish décor that invites rest and retreat. The luxurious bathroom is a standout feature, offering a spa-like experience with a freestanding bath, a walk-in shower cubicle, modern WC, and a sleek wash hand basin. Outside, the meticulously maintained wrap-around garden is a true haven—lovingly landscaped by the current owner with vibrant flower beds, mature shrubs, lush lawn, and thoughtfully designed seating areas that offer both sun and shade. A charming patio and a secluded 'secret' seating spot at the top of the garden provide perfect spaces for relaxing or entertaining throughout the seasons. This exceptional home truly offers the best of modern living in a setting that feels both private and picturesque.

