

FLOOR PLAN

DIMENSIONS

- Entrance Hall**  
18'5 x 5'09 (5.61m x 1.75m)

**Kitchen**  
18'5 x 7'04 (5.61m x 2.24m)

**Lounge Diner**  
19'08 x 22'06 max (5.99m x 6.86m max)

**Conservatory**  
11'04 x 8'05 (3.45m x 2.57m)

**Downstairs Cloakroom**  
6'03 x 2'07 (1.91m x 0.79m)

**Bedroom Four**  
18'05 x 7'09 (5.61m x 2.36m)

**Landing**

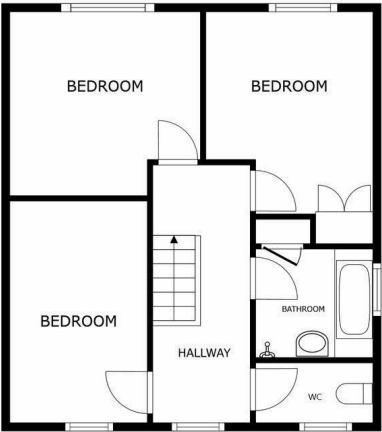
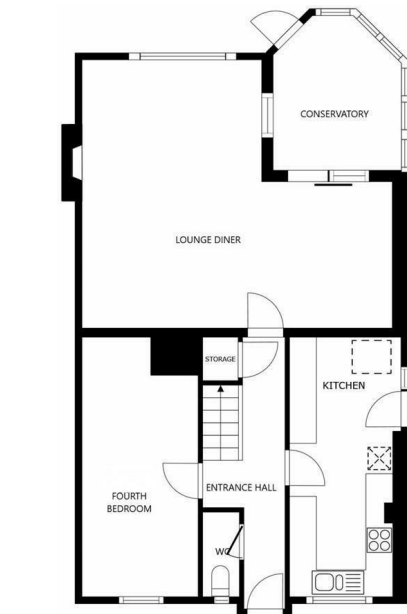
**Bedroom One**  
10'07 x 11'09 (3.23m x 3.58m)

**Bedroom Two**  
11'07 x 10'06 (3.53m x 3.20m)

**Bedroom Three**  
11'06 x 8'04 (3.51m x 2.54m)

**Bathroom**  
6'01 x 7'06 (1.85m x 2.29m)

**Separate WC**  
2'10 x 7'06 (0.86m x 2.29m)



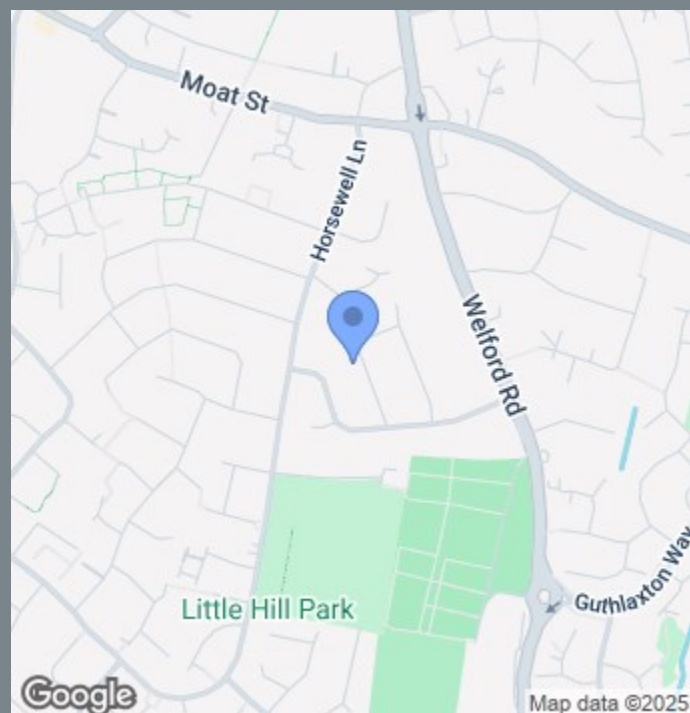


## OVERVIEW

- Spacious Detached Family Home
- Great Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge Diner & Conservatory
- Four Bedrooms With Fourth On Ground Floor
- Family Bathroom & Separate WC
- Driveway & Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



## THE INSIDE STORY

*Offered to the market with no onward chain, this extended detached family residence presents an exciting opportunity for buyers seeking a spacious home in a highly desirable and well-connected location. With generous living accommodation across two floors, this property is perfect for growing families or those looking to put their own stamp on a home. A welcoming entrance hall sets the tone for the rest of the home, leading to a well-proportioned kitchen fitted with a range of wall and base cabinets, providing ample storage and workspace. The light-filled lounge/diner is the heart of the home, boasting a feature fireplace, a large window offering views over the rear garden, and patio doors that open into a conservatory—ideal for entertaining or enjoying the garden all year round. The ground floor also benefits from a guest WC and a versatile fourth bedroom, which could also serve as a study, playroom, or guest room. Upstairs, a generous landing leads to three well-sized bedrooms, all offering excellent natural light. The family bathroom and a separate WC add to the convenience of the upstairs layout. Externally, the property enjoys a driveway providing off-street parking, a front garden, and a rear garden—a perfect space for children to play or for keen gardeners to enjoy.*

