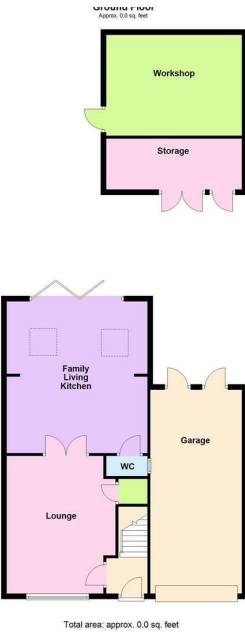


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge  
16'11 x 13'01 (5.16m x 3.99m)
- Family Living Kitchen  
18'05 x 16'03 (5.61m x 4.95m)
- Downstairs Cloakroom  
2'09 x 5'06 (0.84m x 1.68m)
- Landing
- Bedroom One  
13'06 x 13'08 (4.11m x 4.17m)
- En Suite  
5'04 x 6'07 (1.63m x 2.01m)
- Bedroom Two  
12'06 x 10'02 (3.81m x 3.10m)
- En Suite  
6' x 3'05 (1.83m x 1.04m)
- Bedroom Three  
11'09 x 9'05 (3.58m x 2.87m)
- Bedroom Four  
7' x 10'02 (2.13m x 3.10m)
- Family Bathroom  
8'03 x 6'06 (2.51m x 1.98m)
- Garage  
24'06 x 11'02 (7.47m x 3.40m)
- Workshop  
12'02 x 16'09 (3.71m x 5.11m)
- Store Room  
5'10 x 16'09 (1.78m x 5.11m)



# OVERVIEW

- Stunning Extended Family Home
- Cul De Sac Location
- Lounge & Modern Family Living Kitchen
- Downstairs Cloakroom
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Resin Driveway & Double Garage
- Garden & Workshop
- Viewing Essential
- EER - tbc, Freehold, Tax Band -

## LOCATION LOCATION....

Nestled along the ever-popular Orchard Drive in the heart of Wigston, this delightful property offers a rare blend of suburban charm and everyday convenience. Perfectly positioned for modern family living, the home benefits from superb transport links, with regular bus services and easy access to Leicester city centre, making commuting a breeze. Families are particularly well-catered for, with a selection of highly regarded schools nearby, ensuring quality education is always within reach. For those who enjoy the outdoors, the area is rich in green spaces — whether it's a peaceful stroll through Peace Memorial Park or a weekend picnic at Blaby Road Park, there's plenty of opportunity to enjoy the fresh air. Orchard Drive is also just moments away from a vibrant mix of local amenities, including independent shops, cosy cafés, supermarkets, and friendly pubs, creating a real sense of community.



## THE INSIDE STORY

*Tucked away at the end of a peaceful cul-de-sac, this truly stunning family home offers the perfect blend of space, style & sophistication—and with no onward chain, it's ready & waiting to welcome its new owners. From the moment you enter the elegant entrance hall, you're greeted by an immediate sense of quality & care. The beautifully presented spacious lounge is ideal for cosy evenings in, complete with a chic wall-mounted gas fire creating a warm focal point. The heart of the home lies in the breath taking open-plan family living kitchen—a space designed to impress, entertain & enjoy. With an extensive range of stylish wall & base units, a central matching island, & an array of integrated appliances including a NEFF oven, microwave, warming drawer, fridge freezer & a 5-ring induction hob, this kitchen is a dream for both daily life & special occasions. Underfloor heating adds a luxurious touch, while skylights & expansive bi-fold doors flood the space with natural light & create a seamless flow into the generous rear garden. A sleek downstairs cloakroom completes the ground floor. Upstairs, the light-filled landing leads to four generously sized double bedrooms, two of which benefit from stylish en suite shower rooms, while the luxurious family bathroom features a whirlpool bath—perfect for soaking away the day. Externally, the home continues to impress with a resin driveway providing parking & leading to a tandem garage with electric roller shutter door. The beautifully landscaped rear garden is ideal for families, featuring a paved patio area, beautiful fish pond, a lush lawn, a charming barked play zone, & a versatile workshop & storage area.*

