

FLOOR PLAN

DIMENSIONS

Lounge  
15'3 x 11'11 (4.65m x 3.63m)

Dining Room  
11'1 x 11'11 (3.38m x 3.63m)

Kitchen  
13'6 x 5'9 (4.11m x 1.75m)

Landing

Bedroom One  
12'7 x 11'11 (3.84m x 3.63m)

Bedroom Two  
9'7 x 8'5 (2.92m x 2.57m)

Bathroom



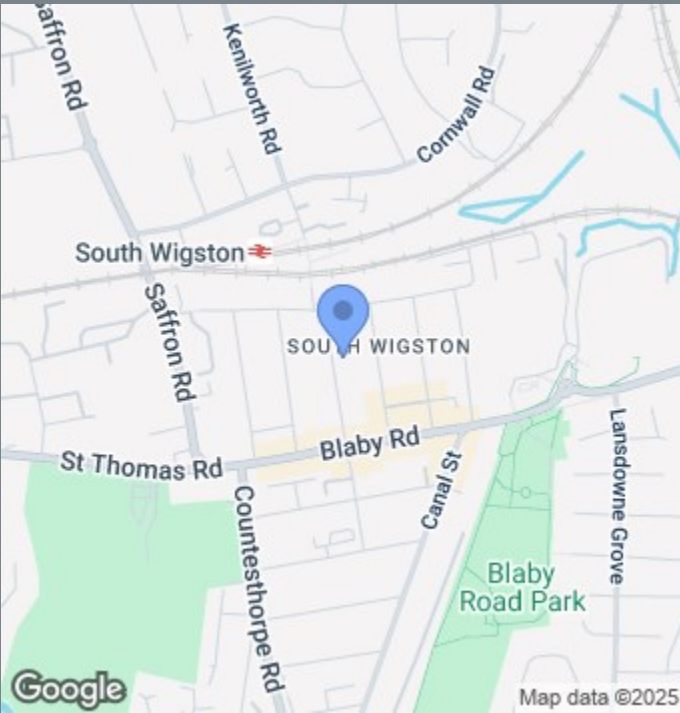


# OVERVIEW

- Beautiful Palisaded Villa
- Ideal First Time Or Investment Buy
- No Onward Chain & Popular Location
- Lounge & Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Landscaped Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



# THE INSIDE STORY

Nestled in a sought-after location, this charming terraced home is a true gem, brimming with warmth and character. With no onward chain, it offers a seamless move-in experience. Ideal for first time buyers or an investment purchase, this property currently rents at £880 pcm. Step into the inviting lounge, where a beautiful bay window fills the space with natural light, creating a cosy yet airy feel perfect for relaxing. The adjacent dining room overlooks the delightful rear garden and having ample room for a table and chairs making it the perfect spot for relaxed meals or entertaining. The well-appointed kitchen features stylish wall and base cabinets, a sleek sink drainer with a mixer tap, and convenient plumbing for a washing machine. Travelling upstairs, you'll find two generously sized double bedrooms, both bright and welcoming. The family bathroom is fitted with a white three-piece suite, including low level wc, wash hand basin and a bath with shower over. Outside, the charming front garden sets the tone, while the landscaped rear garden, complete with a patio and low-maintenance artificial grass, provides a wonderful space to unwind and enjoy the outdoors.

