

FLOOR PLAN

DIMENSIONS

Private Entrance

Lounge / Dining Room  
20'11 max x 10'11 (6.38m max x 3.33m)

Kitchen  
12'01 x 5'03 (3.68m x 1.60m)

Bathroom  
6'03 x 5'06 (1.91m x 1.68m)

Bedroom  
12'00 x 9'02 (3.66m x 2.79m)



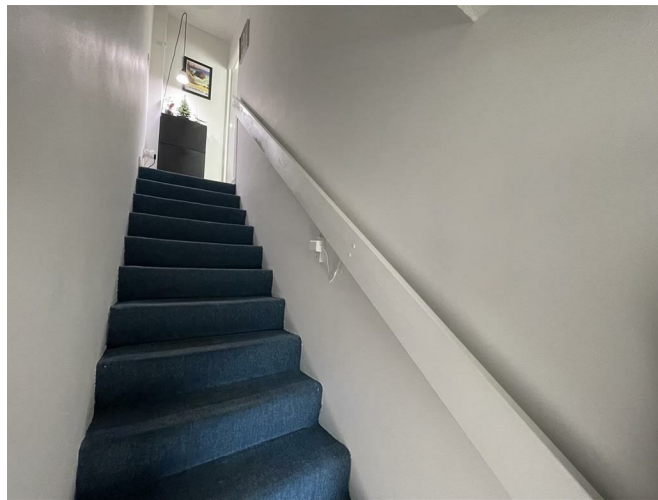


## OVERVIEW

- Maisonette Property
- Amazing First Time Buy
- Spacious Lounge & Dining Room
- Kitchen With Ample Storage
- Extended Lease 152 years
- No Service Or Ground Rent
- Viewings Highly Advised
- EPC Rating -
- Leasehold Property
- Council Tax Band -

## LOCATION LOCATION....

Pochins Close is a quiet residential cul-de-sac located in the heart of Wigston, Leicestershire. The area offers a peaceful suburban environment while still being conveniently close to local amenities, including shops, schools, parks, and public transport links. It's popular with families, retirees, and professionals alike, thanks to its safe setting and strong community feel. Wigston town centre is just a short walk or drive away, providing easy access to supermarkets, cafes, and services.



## THE INSIDE STORY

*Located in the quiet and popular cul-de-sac of Pochins Close, Wigston, this well-presented one-bedroom maisonette is ideal for first-time buyers. The property has its own private entrance, offering a welcoming space to hang jackets and store shoes. Inside, the spacious and bright lounge features an electric fire and opens into a dedicated dining area, creating a comfortable and sociable living space. The kitchen is situated at the rear and provides plenty of storage. The bathroom includes a full-sized bath, wash basin, and WC, while the double bedroom offers ample space for furnishings. Additional benefits include an allocated parking space, no ground rent or service charges, and a newly extended lease of 152 years. With its peaceful location, generous layout, and low ongoing costs, this maisonette makes a perfect first home.*

