

FLOOR PLAN

DIMENSIONS

**Sun Porch**  
7'07 x 4'09 (2.31m x 1.45m)

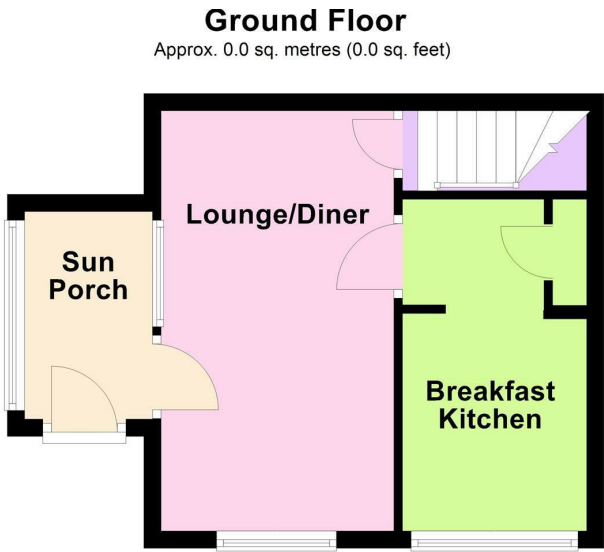
**Lounge Diner**  
15'11 x 8'11 (4.85m x 2.72m)

**Breakfast Kitchen**  
13'01 x 6'07 (3.99m x 2.01m)

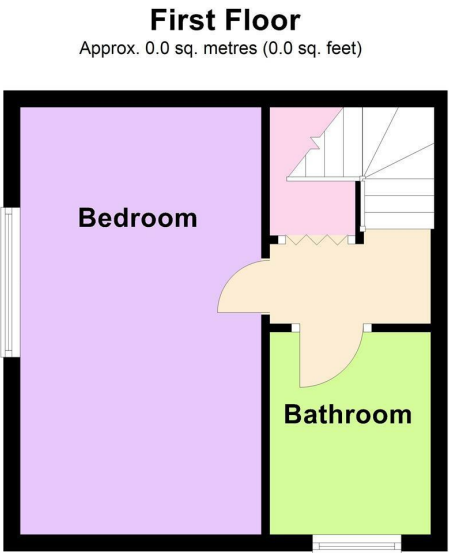
**Landing**

**Bedroom**  
16'04 x 9'02 (4.98m x 2.79m)

**Bathroom**  
7'06 x 6'07 (2.29m x 2.01m)



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





# OVERVIEW

- Perfect First Time Buy
- No Onward Chain
- Great Location
- Sun Porch & Lounge Diner
- Newly Fitted Breakfast Kitchen
- One Bedroom & Bathroom
- Stunning Cottage Style Garden
- Allocated Parking & Wood Garage
- Solar Panels & Heat Pump
- EER - A, Freehold, Tax Band - A

## LOCATION LOCATION....

Penney Close in Wigston, is a well-connected residential area that blends suburban comfort with convenient access to local amenities. Situated near the heart of Wigston, it offers a mix of traditional and modern housing, appealing to families, professionals, and retirees alike. The area benefits from nearby schools, parks, and shopping facilities, including the popular Wigston town centre and local retail parks. Excellent transport links, including easy access to Leicester city centre and nearby road networks like the A5199 and M1, make Penney Close a practical choice for commuters. With a community-oriented atmosphere and a balance of green spaces and urban convenience, it's a sought-after location.



## THE INSIDE STORY

*Nestled at the end of a charming row in a sought-after location, this beautiful end townhouse is a rare gem that effortlessly blends character, comfort, and contemporary living. From the moment you step into the welcoming sun porch—perfect for neatly storing coats and shoes or simply relaxing with a cup of tea as you admire the serene garden views—you'll be enchanted. The lounge diner offers a warm, inviting space, tastefully finished with an eye for style and comfort, ideal for cosy evenings or entertaining friends. The modern kitchen is a standout feature, boasting sleek grey cabinetry paired with striking contrasting worktops, creating a sophisticated yet functional space, a breakfast bar provides a place for casual dining. Traveling upstairs, the landing leads to a generously sized bedroom complete with fitted wardrobes, and a luxurious bathroom that exudes elegance with its beautiful design. Outside, the cottage-style garden is a peaceful haven, with delightful seating areas for soaking up the sunshine or enjoying al fresco dining. Completing the picture is a wooden garage and the added benefit of solar panels and a heat pump, contributing to the home's outstanding EPC rating of A—making this a stylish, sustainable retreat you'll be proud to call home.*

