

FLOOR PLAN

DIMENSIONS

Entrance Hall
5'2" x 11'9" (1.6 x 3.6)

Downstairs WC
2'7" x 5'10" (0.8 x 1.8)

Kitchen
9'6" x 7'10" (2.9 x 2.4)

Living Room
11'5" x 12'5" (3.5 x 3.8)

Landing
6'6" x 9'10" (2 x 3)

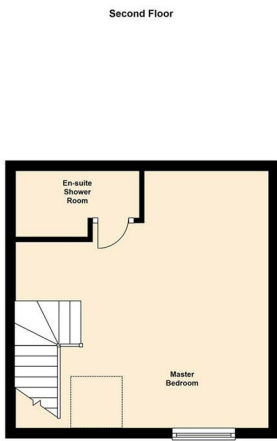
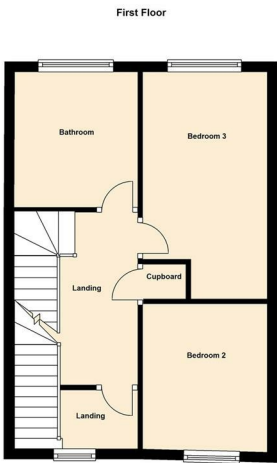
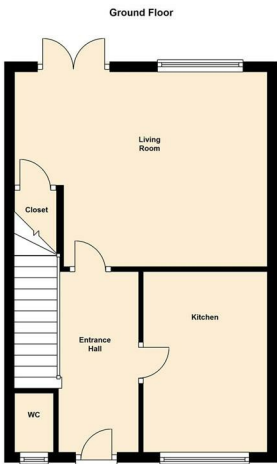
Bathroom
6'6" x 6'6" (2 x 2)

Bedroom Three
7'10" x 12'5" (2.4 x 3.8)

Bedroom Two
9'6" x 7'10" (2.9 x 2.4)

Bedroom One
17'0" x 15'1" (5.2 x 4.6)

Master Ensuite
6'10" x 4'3" (2.1 x 1.3)



OVERVIEW

- Popular Wigston Magna Location, Close To Amenities
- Three Storey Town House
- Light & Airy Family Living Room
- Stylish Fitted Kitchen With Built In Oven & Hob
- Three Well Proportioned Bedrooms
- Modern Family Bathroom & En-suite In Master Bedroom
- Low Maintenance, Enclosed Rear Garden
- Off Road Parking & Garage To The Rear
- Early Viewing Advised
- EER - tbc, Freehold, Tax Band - C

LOCATION LOCATION....

This Property in is in the modern development of Two Steeples Square located in the heart of Wigston you will only ever be a walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Center. Access to surrounding motorways and Fosse Park is also only a drive away.



THE INSIDE STORY

This beautiful home is set in the popular location of Two Steeples Square offering spacious living over three floors, perfect for a modern family. Benefiting from upvc double glazing and gas central heating. Entering through the front door into the entrance hall there are stairs rising to your first floor landing and doors leading to your downstairs living accommodation. The essential downstairs cloakroom has a low level wc and wash hand basin. The stunning kitchen has everything you need including a stainless steel sink drainer, built in oven and hob, plumbing for a washing machine and dishwasher and room for a fridge freezer, this kitchen also benefits from having lots of storage for all your pots and pans. The living room is the perfect space to sit and unwind after a busy day, with the French doors leading onto the garden this room floods with light, perfect for the summer months. On the first floor are two well-proportioned bedrooms, perfect for children's bedrooms or an office space and a family bathroom with a modern white three piece suit, consisting of a low level WC, wash hand basin and bath with shower overhead. On the Second floor is the master bedroom offering plenty of space for a double or king size bed, this bedroom also benefits from an en-suite with low level WC , wash hand basin and a double shower cubicle. Externally this property has off road parking and a garage to the rear in a block and views onto the green to the front aspect with a children's play area to the front. This fabulous home has an enclosed low maintenance garden, mainly laid to lawn with a patio area perfect for family BBQ's.

