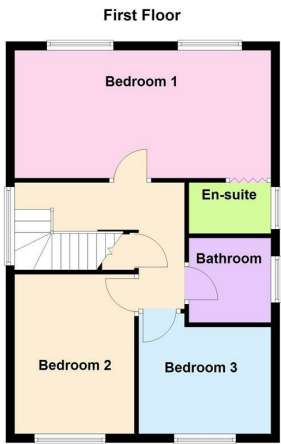
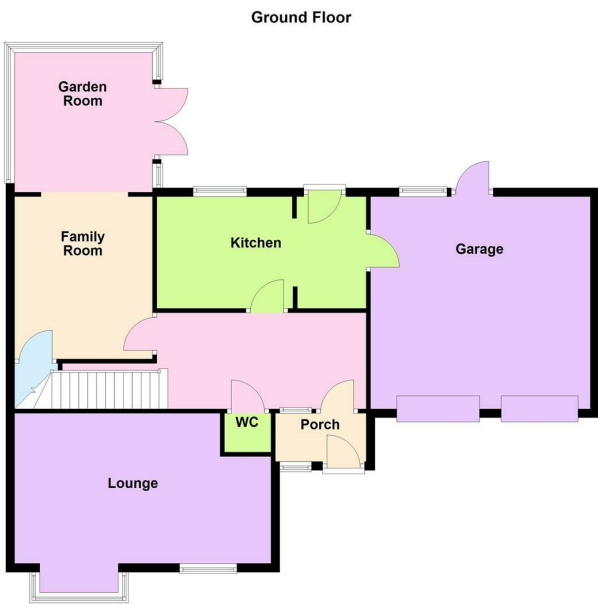


FLOOR PLAN

DIMENSIONS

- Porch**
4'11 x 4'03 (1.50m x 1.30m)
- Entrance Hall**
- Kitchen**
8'04 x 15'08 (2.54m x 4.78m)
- Downstairs Cloakroom**
2'10 x 4'2 (0.86m x 1.27m)
- Lounge**
11'03 x 19' (3.43m x 5.79m)
- Family Room**
12'02 x 9' (3.71m x 2.74m)
- Garden Room**
10'06 x 10' (3.20m x 3.05m)
- Landing**
- Bedroom One**
9'02 x 19'01 (2.79m x 5.82m)
- En Suite**
4'06 x 6'02 (1.37m x 1.88m)
- Bedroom Two**
11'11 x 9'01 (3.63m x 2.77m)
- Bedroom Three**
9'01 x 9'10 (2.77m x 3.00m)
- Bathroom**
6'03 x 6'02 (1.91m x 1.88m)
- Garage**
16'07 x 16'07 (5.05m x 5.05m)

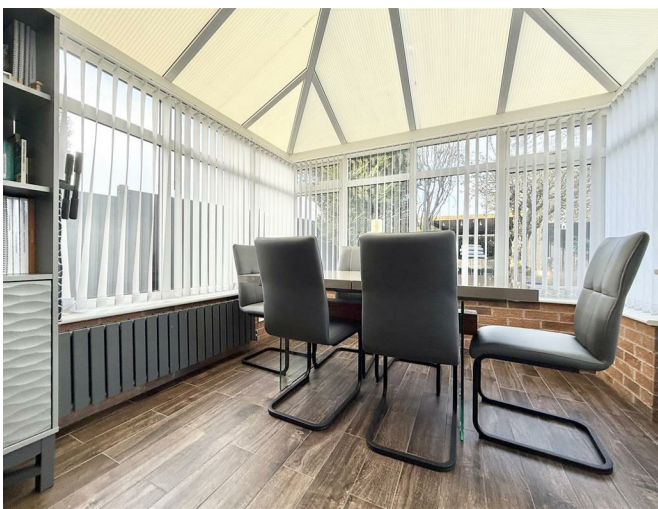
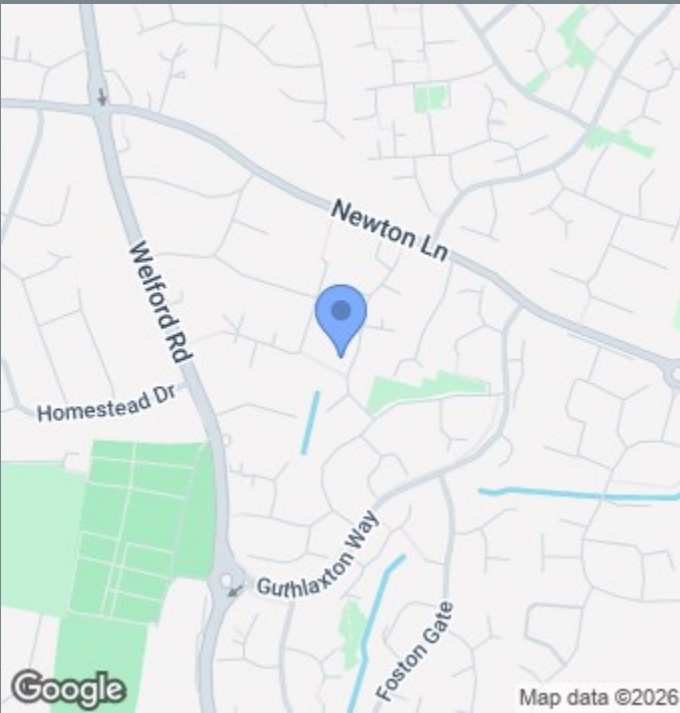


OVERVIEW

- Stunning & Spacious Family Home
- Fabulous Location
- Porch & Hallway
- Lounge, Family Room & Garden Room
- Kitchen & Downstairs Cloakroom
- Three Bedrooms
- Primary En Suite & Family Bathroom
- Driveway & Double Garage
- Beautiful Landscaped Garden
- EER - D, Freehold, Tax Band - E

LOCATION LOCATION....

Little Dale is situated within a sought-after residential area of Wigston Harcourt, valued for its peaceful surroundings, strong sense of community and excellent local amenities. The area is well placed for a variety of shops, supermarkets, caf  s and services in Wigston town centre, providing convenient everyday living. Families are well catered for with a selection of well-regarded primary and secondary schools nearby, while a number of parks and green spaces are within easy reach, offering ideal spots for leisure, walking and outdoor activities. The location also benefits from excellent transport connections, including regular bus services, Wigston railway station with direct links to Leicester and beyond, and straightforward access to major road routes such as the A6 and M1. Combining comfort, convenience and connectivity, Little Dale represents a highly desirable place to live.



THE INSIDE STORY

This stunning detached family home has been thoughtfully improved to an exceptional standard, offering beautifully presented & versatile accommodation set on a wonderful plot in a highly desirable location. From the moment you arrive, the quality & care invested in this home is immediately evident. A welcoming porch opens into the entrance hall, creating an inviting first impression. The spacious lounge is a real highlight, featuring a charming bay window with window seat, perfect for relaxing with a book, alongside a stylish media wall that makes this room ideal for cosy evenings or entertaining guests. The kitchen is fitted with sleek white cabinets complemented by contrasting worktops & benefits from an eye-level double oven, creating a practical yet elegant space for cooking & everyday family life. Flowing seamlessly from here is the family room, which could equally be used as a formal dining room, offering excellent flexibility to suit modern living. This space opens into the garden room, a light-filled area with French doors leading directly onto the landscaped rear garden, making it perfect for enjoying views of the outdoors all year round. To the first floor, the landing leads to three bedrooms. Originally a four-bedroom home, the primary bedroom has been reconfigured to create a truly fabulous main suite, complete with beautiful fitted wardrobes. The en suite is finished to a high standard, featuring a walk-in shower with body dryer for a touch of everyday luxury. Bedroom two also benefits from fitted wardrobes, while the remaining bedroom is ideal as a child's room, guest room or home office. The bathroom is equally impressive, finished beautifully to complement the rest of the home. Outside, a driveway provides ample off-road parking & leads to a double garage with electric doors, incorporating a useful utility area. The landscaped rear garden offers a lawn, patio & an undercover seating area, creating a fantastic space for family enjoyment & entertaining

