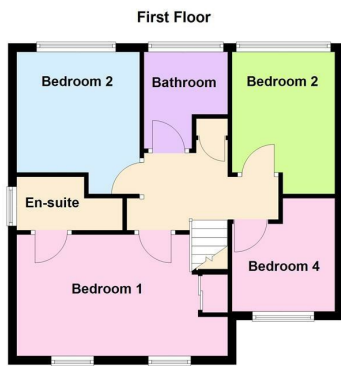
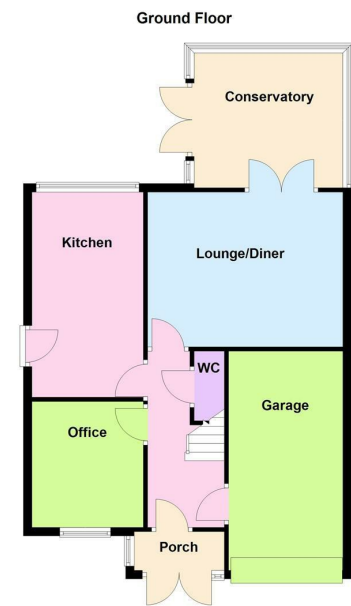


FLOOR PLAN

DIMENSIONS

- Porch**
2'3 x 6'11 (0.69m x 2.11m)
- Entrance Hall**
- Lounge Diner**
11'1 x 14'4 (3.38m x 4.37m)
- Conservatory**
11'3 x 10'9 (3.43m x 3.28m)
- Kitchen**
15'1 x 7'7 (4.60m x 2.31m)
- Home Office**
10' x 7'7 (3.05m x 2.31m)
- Downstairs Cloakroom**
5'4 x 2'3 (1.63m x 0.69m)
- Landing**
- Bedroom One**
12'10 x 11'11 (3.91m x 3.63m)
- En Suite**
3'10 x 7'5 (1.17m x 2.26m)
- Bedroom Two**
10'8 x 9'2 (3.25m x 2.79m)
- Bedroom Three**
10'11 x 7' (3.33m x 2.13m)
- Bedroom Four**
8'10 x 7'9 (2.69m x 2.36m)
- Family Bathroom**
7'1 x 6'5 (2.16m x 1.96m)
- Garden Room**
- Garage**

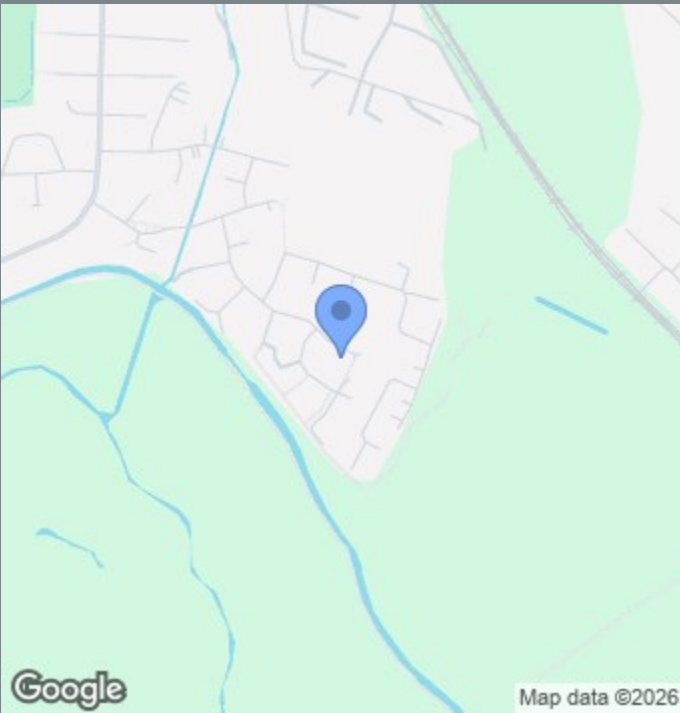


OVERVIEW

- Detached Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Conservatory
- Kitchen & Home Office
- Downstairs Cloakroom
- Four Bedrooms
- En Suite To Primary & Bathroom
- Driveway Garage & Garden
- EER - C, Freehold, Tax Band - D

LOCATION LOCATION....

Pochins Bridge Road in Wigston offers a peaceful residential setting with all the convenience and community spirit the area is known for. Families are well served by excellent nearby schools including Little Hill Primary, Glenmere Primary, All Saints and Wigston Academy, with Wigston College close by for post-16 education. Greenery is never far away, with local parks and open spaces ideal for walks, playtime or simply enjoying the outdoors, while the scenic canal and countryside paths around the area add to the appeal. Everyday amenities are easy to reach, with Wigston town centre offering supermarkets, cafés, shops and essential services, and the ever-popular Fosse Park retail destination just a short drive away for wider shopping and dining options. Transport links are strong, with regular bus routes into Leicester city centre, good access to the ring road and the M1/M69, and South Wigston train station providing convenient rail connections.



THE INSIDE STORY

This delightful detached family home is set in a lovely location, offering generous living space & wonderful versatility throughout. A welcoming porch leads into the entrance hall, setting the tone for the warmth & practicality that flows through the property. The spacious lounge diner is a fantastic central hub for family life, with plenty of room for both relaxing & entertaining. Doors open into the conservatory, creating a bright, airy extension to the living space—perfect for enjoying views of the garden, unwinding with a book or using as an additional dining or play area. The well-planned kitchen provides ample workspace for cooking & everyday living, while the separate home office offers an ideal spot for remote working, studying or even a cosy hobby room. A downstairs cloakroom adds convenience for busy households. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of flexibility for family, guests or dedicated workspace. The primary bedroom benefits from its own en suite, providing a peaceful retreat at the end of the day, while the family bathroom serves the remaining bedrooms with ease. Outside, the property continues to impress with a private driveway & garage ensuring ample parking & storage. The low-maintenance rear garden offers a relaxing outdoor space for entertaining, dining or simply enjoying the fresh air. A fantastic bonus is the garden room, which can be utilised in a variety of ways—whether as a home office, gym, studio, games room or peaceful hideaway, it's a space ready to adapt to your lifestyle.

