

FLOOR PLAN

DIMENSIONS

Lounge
13'10 x 11'03 (4.22m x 3.43m)

Dining Room
11'08 x 11'04 (3.56m x 3.45m)

Dining Kitchen
19'2 x 6'02 (5.84m x 1.88m)

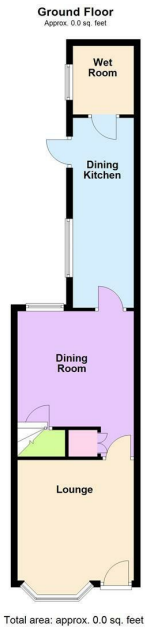
Downstairs Wet Room
6'09 x 6'02 (2.06m x 1.88m)

Landing

Bedroom One
12'01 x 12'10 (3.68m x 3.91m)

Bedroom Two
12'02 x 9'06 (3.71m x 2.90m)

Shower Room
12'10 x 6'02 (3.91m x 1.88m)

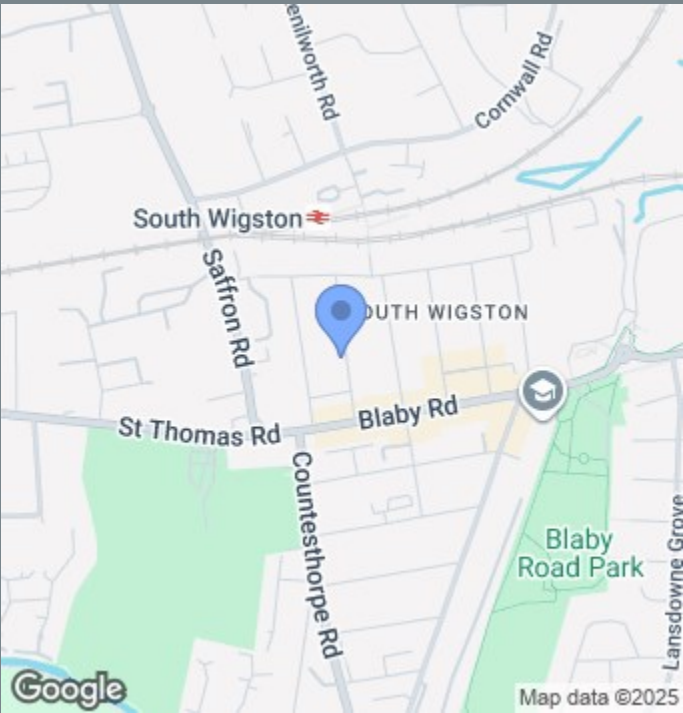


OVERVIEW

- Ideal First Time Or Investment Buy
- No Onward Chain
- Spacious Throughout
- Lounge & Dining Room
- Modern Dining Kitchen
- Two Double Bedrooms
- Upstairs Shower Room
- Front & Rear Gardens
- Viewing Is A Must
- EER - D, Freehold, Tax Band - A

LOCATION LOCATION....

This property enjoys a highly convenient location on Leopold Street in South Wigston, offering a great balance of community amenities and transport links. Families will appreciate the excellent choice of nearby schools, including, Parkland and Fairfield Community Primary, and South Wigston High School, all within easy reach. The area is well served by parks and green spaces such as Blaby Road Park and Boulter Crescent Park, providing plenty of room for leisure, sports, and outdoor play. Day-to-day needs are met with a variety of local shops, supermarkets, and independent stores, while Wigston town centre offers further retail and dining options just a short drive away. For commuters, South Wigston railway station is within walking distance, providing direct connections to Leicester and Birmingham, and there are regular bus services linking to surrounding areas. With its combination of schools, parks, shops, and strong transport links, this is an ideal location for families and professionals alike.



THE INSIDE STORY

Nestled in a highly sought-after location, this stunning palisaded villa is a true gem, seamlessly blending period charm with modern comforts. Behind its inviting façade, the home boasts a welcoming lounge with a beautiful bay window to the front, filling the space with natural light, and a feature fireplace that creates a warm and elegant focal point. The separate dining room enjoys views over the rear garden, offering the perfect setting for family meals or entertaining. At the heart of the home is the contemporary dining kitchen, styled with cream gloss wall and base units, complemented by contrasting work surfaces, and complete with a bright dining area and a door leading directly to the garden. A practical downstairs wet room adds extra convenience. Upstairs, the landing leads to two generous double bedrooms and a stylish shower room, featuring a walk-in double shower. Outside, the property is equally appealing, with a charming front garden and a low-maintenance rear garden, ideal for relaxing or hosting in the warmer months. With its perfect mix of character and modern living, this delightful villa is ready to welcome its next proud owner.

