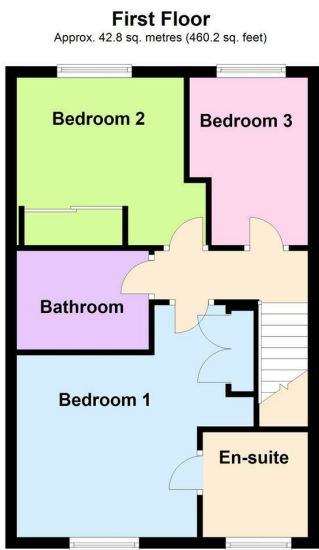
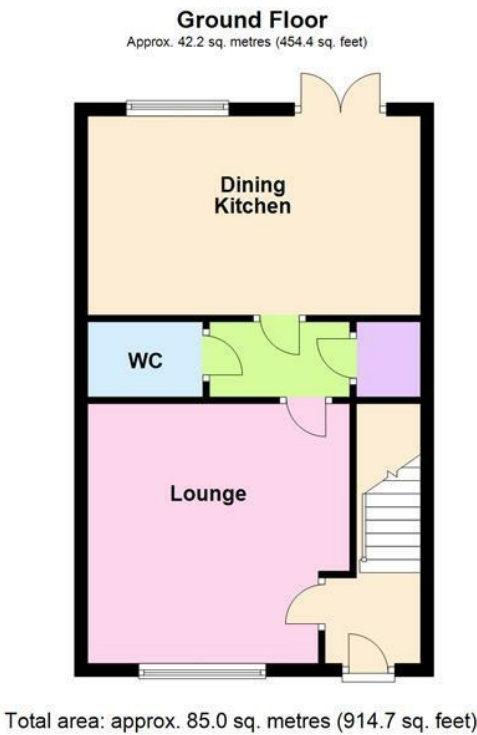


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
13' x 11'9 (3.96m x 3.58m)
- Dining Kitchen
9'10 x 15' (3.00m x 4.57m)
- Downstairs Cloakroom
- Landing
- Bedroom One
11'8 x 11'7 (3.56m x 3.53m)
- En Suite
6'3 x 5'7 (1.91m x 1.70m)
- Bedroom Two
9'7 x 8'9 (2.92m x 2.67m)
- Bedroom Three
9'7 x 6'10 (2.92m x 2.08m)
- Family Bathroom
5'2 x 5'6 (1.57m x 1.68m)

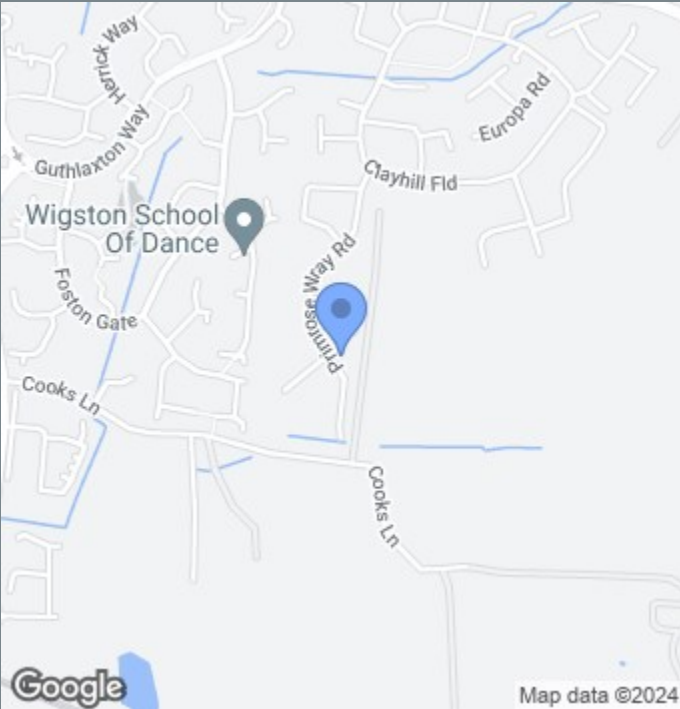


OVERVIEW

- Stunning Family Home
- Modern Development
- Entrance Hall & Downstair Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom & En Suite
- Driveway & Enclosed Rear Garden
- Viewing Essential
- EER Rating - B, Freehold
- Council Tax Band - C

LOCATION LOCATION....

nestled in between the Village of Wigston and the beautiful country roads which give out some spectacular views onto surrounding fields and woodland. The village's supermarkets include Sainsbury's, Aldi 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. The beautiful countryside village of Wistow is only a short walk across the fields and through the country lanes or a short car journey away and is popular for many all year round with its cute and cosy café, farm park and gardening centre and in the summer months attracts many to its corn field maze and stunning rivers perfect for taking the little ones to feed the ducks.



THE INSIDE STORY

With a guide price of £280,000 This stunning home, boasting 8 years NHBC warranty remaining, is nestled within a modern development that has been enhanced with upgrades by the current owners, elevating its appeal and functionality. From the moment you step into the welcoming entrance hall, it's evident that this residence has been meticulously cared for and thoughtfully designed to suit modern living.

The lounge offers a comfortable retreat, perfect for relaxation or entertaining guests, while the dining kitchen is a culinary haven equipped with integrated gas hob, built-in electric oven, fridge/freezer, dishwasher, and washing machine/dryer. The French doors in the dining area open into the garden, seamlessly merging indoor and outdoor living spaces for a harmonious lifestyle.

A convenient downstairs cloakroom adds practicality to the home, catering to the needs of residents and guests alike. Upstairs, three bedrooms await, with bedrooms one and two having fitted wardrobes. The primary bedroom has an en suite for added luxury and privacy, complemented by a stylish family bathroom designed for comfort and convenience.

Outside, the property features a driveway to the front, providing ample parking space for vehicles, and an enclosed garden at the rear that offers a private sanctuary for outdoor activities and relaxation. Whether you're enjoying a morning coffee or hosting summer gatherings, this garden space is perfect for creating lasting memories and enjoying the fresh air.

