

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge

12'10 x 12'2 (3.91m x 3.71m)

Kiotchen

9'10 x 9'2 (3.00m x 2.79m)

Conservatory

9'10 x 26'3 (3.00m x 8.00m)

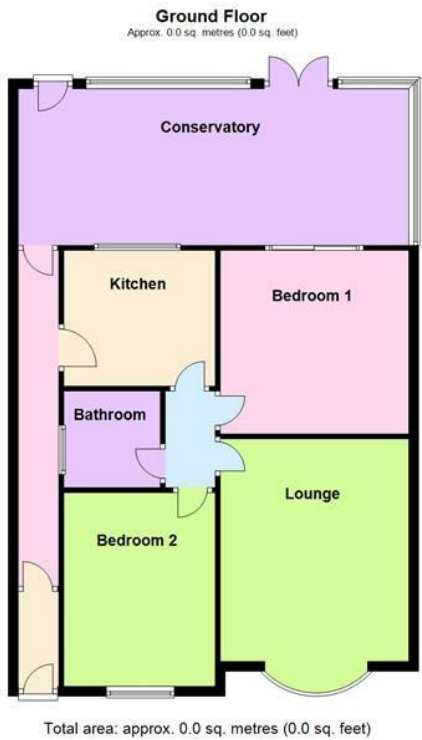
Bedroom One

12'6 x 12'2 (3.81m x 3.71m)

Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

Bathroom



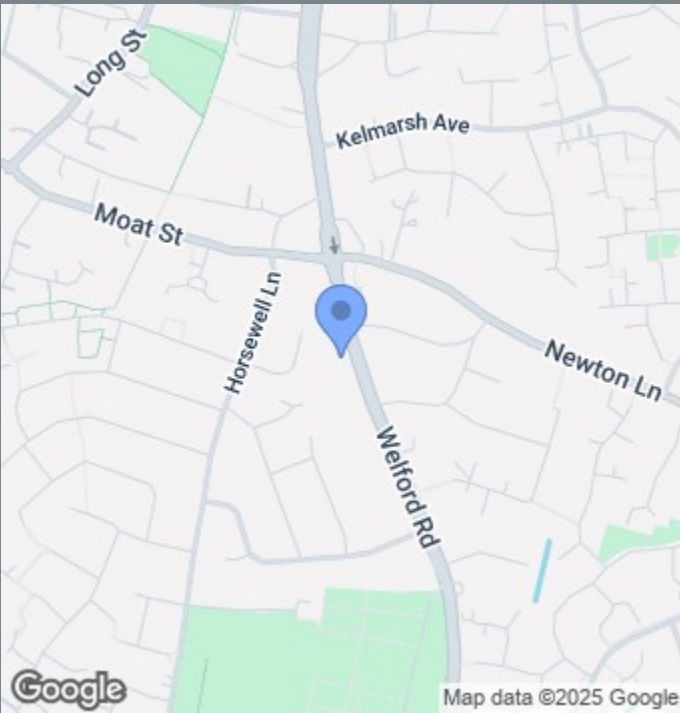


# OVERVIEW

- Beautiful Detached Bungalow
- Fabulous Location & No Onward Chain
- Porch & Entrance Hall
- Fitted Kitchen & Lounge
- Spacious Conservatory
- Two Double Bedrooms & Bathroom
- Driveway & Lovely Garden
- Viewing Is A Must
- EER Rating - D, Freehold
- Council Tax Band -

## LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including 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 along with Wigston Academy Secondary School and The South Leicestershire College which is 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 Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



## THE INSIDE STORY

*Situated on a highly coveted road, this delightful detached bungalow is offered for sale with no onward chain, making it an excellent opportunity for those seeking a peaceful yet well-connected home. The property boasts a welcoming porch leading into the entrance hall, setting the stage for the well-designed and generously proportioned interior. The fitted kitchen provides ample storage and workspace, offering practicality alongside functionality. At the front of the home, the inviting lounge is enhanced by a charming bay window that fills the room with natural light, while an open fire adds warmth and character, creating a perfect space to unwind. A standout feature of the property is the spacious conservatory, with the flexibility to suit your own needs. It is currently used as a dining room and sitting area and offers a bright and airy space that seamlessly connects indoor and outdoor living, with lovely views over the rear garden. The bungalow offers two well-sized double bedrooms, both providing comfortable and flexible accommodation, while the bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Externally, the property is just as appealing, with a paved driveway to the front, providing ample off-road parking. The rear garden is a true highlight and feature's a vegetable plot for those with green fingers, a potting shed for gardening enthusiasts, and a peaceful seating area, ideal for enjoying the tranquility of the surroundings. Combining charm, space, and a sought-after location, this wonderful bungalow is perfect for those looking to downsize or enjoy single-level living in a desirable setting.*

