

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
12'10 x 14'04 max (3.91m x 4.37m max)

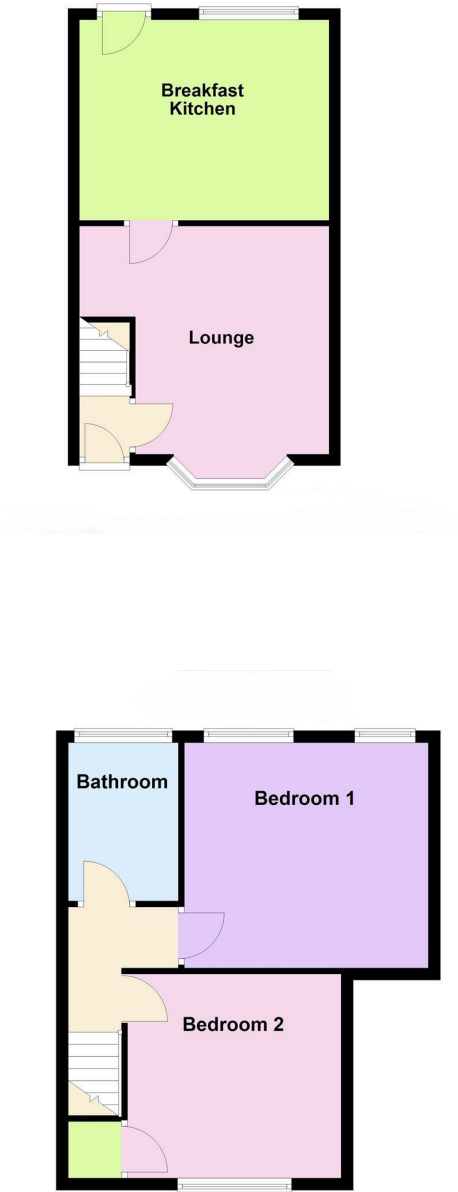
Breakfast Kitchen  
11'01 x 11'04 (3.38m x 3.45m)

Landing

Bedroom One  
11'02 x 13' (3.40m x 3.96m)

Bedroom Two  
11'04 x 11'05 (3.45m x 3.48m)

Bathroom  
8'01 x 5'11 (2.46m x 1.80m)



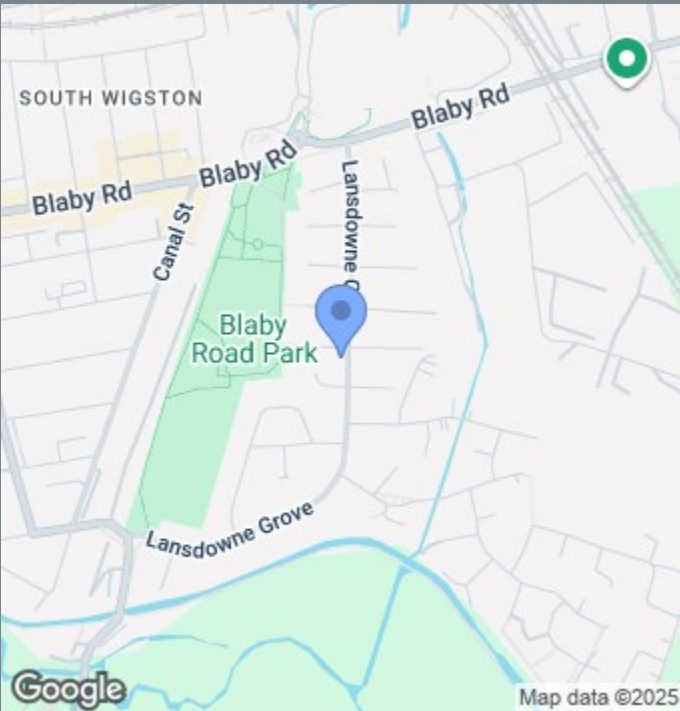


# OVERVIEW

- Ideal For First Time Buyers
- Chain Free & Great Location
- Entrance Hall
- Lounge & Breakfast Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Front & Rear Gardens
- Viewing Is Advised
- EER Rating - D, Freehold
- Council Tax Band - A

# LOCATION LOCATION....

Tucked away on the peaceful and well-regarded Lansdowne Grove, this charming residential street offers a wonderful setting for family life and relaxed suburban living. Perfectly positioned in the heart of Wigston, the property enjoys fantastic transport connections, with easy access to the A5199 and regular bus routes into Leicester, making commuting simple and stress-free. The area is especially appealing to families, with a choice of highly rated local schools such as Little Hill Primary and Wigston Academy just a short distance away. For those who appreciate green spaces, nearby Willow Park and Peace Memorial Park provide ideal spots for weekend strolls, playtime with the kids, or a breath of fresh air. Daily life is also made easy thanks to a great range of local amenities, including a selection of independent shops, supermarkets, cafés, and takeaways, all within walking distance.



# THE INSIDE STORY

*This beautifully presented two-bedroom townhouse, offered with no onward chain and set in a fabulous location, combines style, comfort, and flexibility to suit a variety of lifestyles. Stepping into the welcoming entrance hall, you are drawn into the bright and spacious lounge, where a charming bay window to the front creates a lovely focal point while filling the room with natural light — perfect for relaxing evenings or entertaining guests. The modern breakfast kitchen is both practical and inviting, with a stylish breakfast bar providing a casual spot for morning coffee or quick meals, while still offering enough space to accommodate a table and chairs, transforming it into a full dining kitchen for family dinners or gatherings with friends. Upstairs, the landing leads to two generous double bedrooms, each offering ample space to serve as restful retreats, whether used as a luxurious master bedroom, a comfortable guest room, or even a versatile home office. The bathroom is fitted with a sleek white three-piece suite, combining simplicity and function in a bright, modern finish. Outside, the property enjoys both front and rear gardens, the latter providing a private space for outdoor dining, gardening, or simply enjoying a peaceful evening. Thoughtfully laid out and beautifully finished, this home offers a perfect balance of elegance and practicality, making it a must-see for those seeking a move-in ready property in a sought-after area.*

