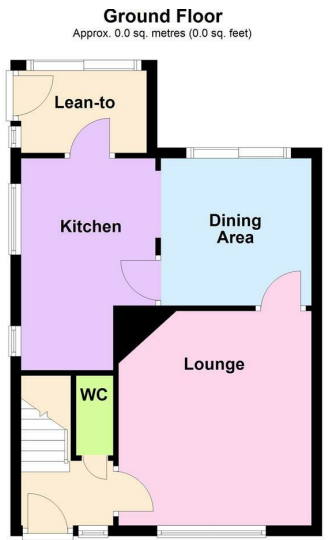


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Lounge**
13'05 x 11'05 (4.09m x 3.48m)
- Dining Area**
8'04 x 9'01 (2.54m x 2.77m)
- Kitchen**
13'09 x 8'05 (4.19m x 2.57m)
- Lean Too**
4'07 x 7'08 (1.40m x 2.34m)
- Downstairs Cloakroom**
4'09 x 2'07 (1.45m x 0.79m)
- Landing**
- Bedroom One**
13'07 x 9'08 (4.14m x 2.95m)
- Bedroom Two**
8'03 x 9'02 (2.51m x 2.79m)
- Bedroom Three**
9'01 x 7'06 (2.77m x 2.29m)
- Shower Room**
5'05 x 6'01 (1.65m x 1.85m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

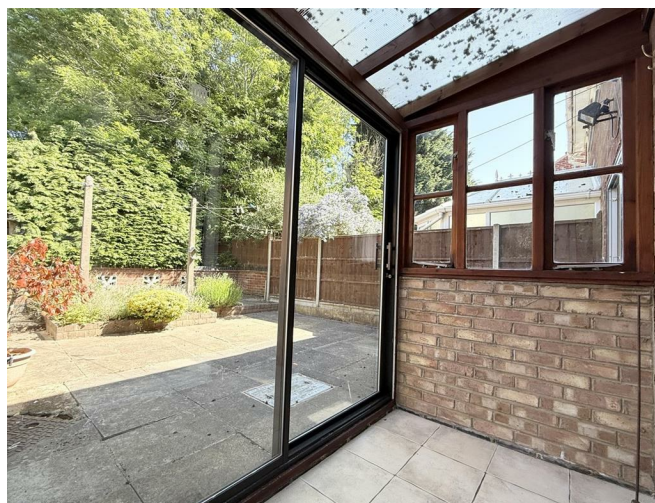


OVERVIEW

- Fabulous Family Home
- Great Location & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms & Shower Room
- Driveway & Detached Garage
- Lovely Rear Garden
- Viewing Is Advised
- EER Rating -D , Freehold
- Council Tax Band - B

LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



THE INSIDE STORY

Nestled in a sought-after and family-friendly location, this charming semi-detached home offers an ideal blend of comfort, convenience, and potential — all with the added benefit of no onward chain. From the moment you step into the welcoming entrance hall, you'll appreciate the sense of space and natural light throughout. The spacious lounge features a front-facing window, creating a bright and airy living space perfect for relaxing or entertaining. The dining kitchen is well-equipped with a range of wall and base units and flows effortlessly into the dining area, where patio doors open onto the rear garden, seamlessly connecting indoor and outdoor living. Upstairs, a well-proportioned landing leads to three generous bedrooms and a modern shower room. Outside, the property boasts a private driveway, a detached garage, and a low-maintenance rear garden — perfect for busy families or those who love to enjoy their outdoor space with minimal upkeep.

