

FLOOR PLAN

DIMENSIONS

- Porch
- Lounge Diner  
19'11 x 11'10 (6.07m x 3.61m)
- Breakfast Kitchen  
10'0 x 7'6 (3.05m x 2.29m)

Utility  
7'6 x 6'5 (2.29m x 1.96m)

- Landing
- Bedroom One  
16'10 x 12'2 (5.13m x 3.71m)

Bedroom Two  
12'10 x 9'6 (3.91m x 2.90m)

Bedroom Three  
12'7 x 7'1 (3.84m x 2.16m)

Bedroom Four  
9'2 x 8'0 (2.79m x 2.44m)

Shower Room  
7'1 x 5'1 (2.16m x 1.55m)





# OVERVIEW

- Spacious Family Home
- Lovely Location
- Porch & Entrance Hall
- Lounge Diner
- Breakfast Kitchen & Utility
- Four Bedrooms & Shower Room
- Driveway & Garage
- Fabulous Garden
- Viewing Is Essential
- EER - E, Freehold, Tax - C

## LOCATION LOCATION....

Wigston Fields which is located just outside the Village of Wigston has all the amenities you will need including a Sainsbury's and Tesco Local, Hairdressers, Local Convenient stores and takeaway's. Wigston Fields also has one of the largest and most popular parks in Leicester with plenty for all ages to enjoy from tennis courts, football pitches, two children's play area, a nature reserve and also host many play schemes, fun days and events during the School holidays. With Welford Road running through Wigston Fields there are buses passing through every 10-15 minutes daily making it an easy commute to the City Centre. Surrounding Motorways are also just a short drive away.



## THE INSIDE STORY

*Tucked away at the end of a peaceful cul-de-sac, this spacious and inviting family home is offered with no onward chain, presenting a rare opportunity for discerning buyers seeking comfort, potential, and a sense of community. From the moment you arrive, the generous driveway garage and charming front garden set the tone for what lies within. Step through the porch into a welcoming entrance hall that leads to a bright and airy lounge-diner, featuring a large front-facing window that floods the space with natural light, a feature fireplace, and a defined dining area with direct access to the rear garden—perfect for family meals and entertaining. The breakfast kitchen offers ample wall and base cabinets, with enough space for a cosy dining nook, while the adjoining utility/lean-to adds valuable additional storage and workspace. Upstairs, the spacious landing gives way to four well-proportioned bedrooms, including a generous primary bedroom with dual aspect windows, offering lovely views and plenty of light. The family shower room is conveniently located for all bedrooms. Outside, the real gem is the established rear garden—a truly generous and private outdoor space with a lush lawn, mature plantings, and two separate patio areas, ideal for al fresco dining or simply relaxing in the sun. This much-loved home offers the perfect canvas for your family's next chapter.*

