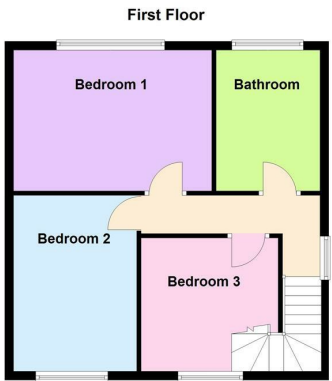
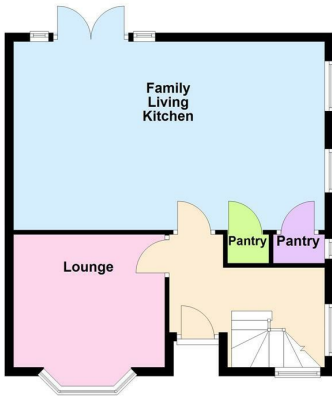
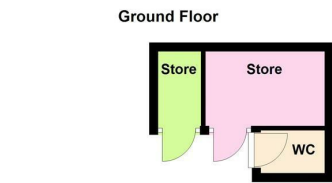


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
11'2 x 9'11 (3.40m x 3.02m)
- Family Living Kitchen
14'03 x 22'05 (4.34m x 6.83m)
- Landing
- Bedroom One
10'08 x 14'2 (3.25m x 4.32m)
- Bedroom Two
13'6 x 9' (4.11m x 2.74m)
- Bedroom Three
10'3 x 10' (3.12m x 3.05m)
- Family Bathroom
10'7 x 7'10 (3.23m x 2.39m)



OVERVIEW

- Truly Stunning Family Home
- Fabulous Location
- No Onward Chain
- Entrance Hallway & Lounge
- Beautiful Family Living Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Driveway & Enclosed Garden
- Viewing Is Advised
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

South Avenue is situated within a well-established and popular residential area of Wigston, known for its strong sense of community and convenient local amenities. A variety of shops, supermarkets, cafés and everyday services are easily accessible, with Wigston town centre close by for additional retail and leisure options. The area is well served by a choice of reputable primary and secondary schools, making it particularly appealing to families. Residents also benefit from nearby parks and green spaces, providing ideal settings for leisure, walking and outdoor activities. South Avenue enjoys excellent transport links, including regular bus services, Wigston railway station with direct connections to Leicester and beyond, and straightforward access to major road routes such as the A6 and M1, making it a practical and well-connected location for commuters.



THE INSIDE STORY

This truly stunning & spacious family home is perfectly positioned within a quiet cul-de-sac, in a fabulous location, & is offered with the added benefit of no onward chain, making it an ideal choice for buyers seeking both style & convenience. A welcoming entrance hallway, finished with elegant parquet flooring, sets a refined tone from the moment you step inside. The lounge is modern & inviting, centred around a log-burning stove which creates a warm, cosy atmosphere — the perfect space for relaxing evenings or entertaining guests. The real heart of the home is the wonderful family living kitchen, designed for both everyday life & social occasions. Fitted with striking modern black wall & base cabinets complemented by contrasting worktops, this space is as stylish as it is practical. A matching central island incorporates a breakfast bar, ideal for informal dining, morning coffee or homework time. Integrated appliances include a fridge freezer, dishwasher, eye-level oven & microwave, creating a sleek & streamlined finish. The dining area offers ample space for a family table & chairs & enjoys French doors opening directly onto the garden, seamlessly blending indoor & outdoor living. Stairs rise to the first floor, where you will find three beautifully presented double bedrooms, each offering flexible use as comfortable sleeping accommodation, a guest room or home office. The family bathroom is a standout feature, fitted with a luxurious four-piece suite comprising a freestanding bath with centre taps, walk-in shower, wash hand basin & WC — creating a spa-like retreat. Externally, the property benefits from a driveway to the front, providing off-road parking. To the rear, the great-sized garden is mainly laid to lawn & complemented by a variety of seating areas, perfect for relaxing, entertaining or family play. Additional outdoor features include an outside WC & a useful storage shed, adding further practicality.

