

FLOOR PLAN

DIMENSIONS

**Porch**  
2'09 x 5'10 (0.84m x 1.78m)

**Entrance Hall**  
12'01 x 5'10 (3.68m x 1.78m)

**Kitchen**  
14'03 x 6'01 max (4.34m x 1.85m max)

**Lounge**  
14'04 x 9'11 (4.37m x 3.02m)

**Dining Room**  
12' x 9'11 (3.66m x 3.02m)

**Conservatory**  
9'10 x 12'05 (3.00m x 3.78m)

**Downstairs Cloakroom**  
5'11 x 4'09 (1.80m x 1.45m)

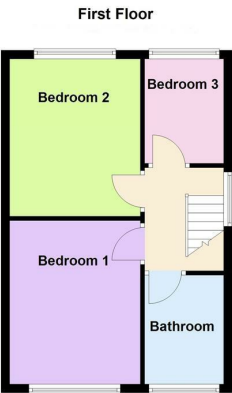
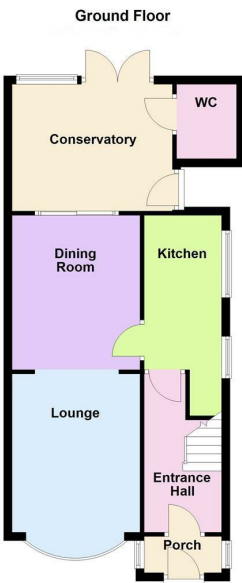
**Landing**

**Bedroom One**  
12'01 x 10'01 (3.68m x 3.07m)

**Bedroom Two**  
11'11 x 10'01 (3.63m x 3.07m)

**Bedroom Three**  
7'10 x 5'11 (2.39m x 1.80m)

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



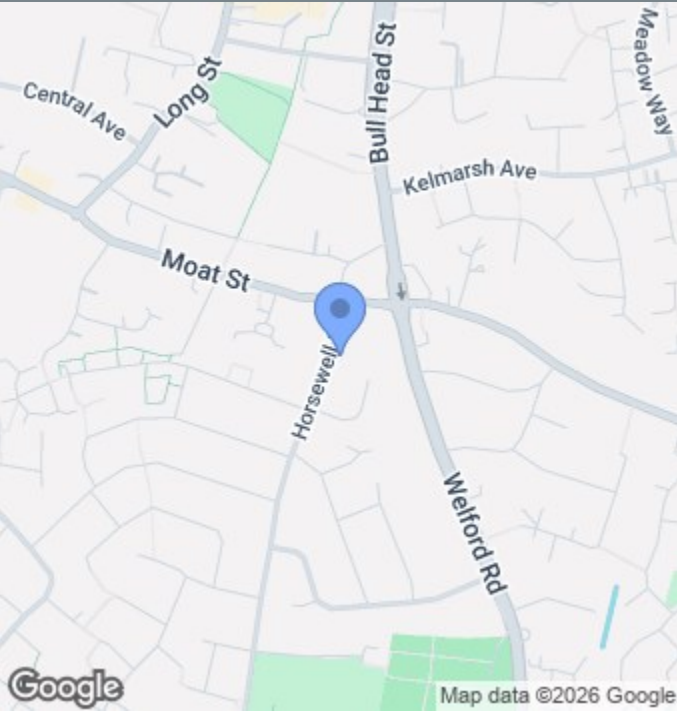


# OVERVIEW

- Beautiful Family Home In Fabulous Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge & Dining Room
- Conservatory & Downstairs Cloakroom
- Three Bedrooms & Bathroom
- Driveway & Great Size Garden
- Viewing Is Essential
- EER Rating - D, Freehold
- Council Tax Band - B

# LOCATION LOCATION....

The ever-popular Little Hill estate, offers community spirit and everyday convenience. Residents benefit from a handy local shopping parade, which includes a CO-OP convenience store for all those daily essentials, along with a selection of independent outlets that add to the neighbourhood's charm. Families are particularly well-catered for, with two well-regarded primary schools located within the estate itself, providing a safe and nurturing learning environment right on the doorstep. Just a short distance away lies Wigston Magna, a bustling centre that boasts a wide array of shops, supermarkets, cafés, and leisure facilities, ensuring all your day-to-day needs are met with ease. The area is also served by a choice of reputable secondary schools, making it a highly desirable spot for those with children of all ages. For commuters and those looking to enjoy the wider region, the estate is ideally positioned. There is a regularly serviced bus route within walking distance, offering reliable links into Leicester and the surrounding areas. Excellent road connections provide swift access into Leicester City Centre, the Leicester ring road, and Junction 21 of the M1, making travel for work, shopping, or leisure both quick and convenient.



# THE INSIDE STORY

*This beautifully presented family home, offered with no onward chain, is perfectly situated in a highly sought-after location and showcases tasteful décor throughout. A welcoming porch and entrance hall set the tone, leading into a bright and spacious lounge with a charming bay window and feature fireplace, creating the perfect spot to relax and unwind. The separate dining room with a striking feature wall makes an ideal setting for family meals or entertaining guests, while the modern kitchen is fitted with sleek white wall and base units complemented by contrasting black worktops, offering both style and practicality. The conservatory provides additional living space, filled with natural light and enjoying views over the garden. A handy downstairs cloakroom adds convenience, and the ground floor is further enhanced by new flooring throughout, giving a fresh and contemporary feel. Upstairs, a newly carpeted staircase leads to the landing and three tastefully decorated bedrooms, each providing comfortable and versatile accommodation for the whole family. The family bathroom is fitted with a classic white three-piece suite with shower over the bath, combining functionality with style. Outside, the property benefits from a driveway to the front for off-road parking, while to the rear lies a generously sized garden with patio area, perfect for outdoor dining, family play, or simply enjoying the sunshine.*

