

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

14'98 x 11'98 (4.27m x 3.35m)

#### Kitchen Diner

11'82 x 16'60 (3.35m x 4.88m)

#### Downstairs Shower Room

4'74 x 5'56 (1.22m x 1.52m)

#### Utility Room

#### Lobby

3'81 x 5'94 (0.91m x 1.52m)

#### Bedroom One

11'34 x 9'31 (3.35m x 2.74m)

#### Bedroom Two

11'33 x 12'2 (3.35m x 3.71m)

#### Bedroom Three

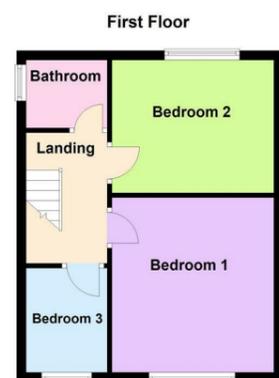
7'45 x 6'86 (2.13m x 1.83m)

#### Family Bathroom

6'41 x 4'96 (1.83m x 1.22m)

#### Garden Room

7'57 x 11'42 (2.13m x 3.35m)



41 Marstown Avenue, Wigston, LE18 4UH

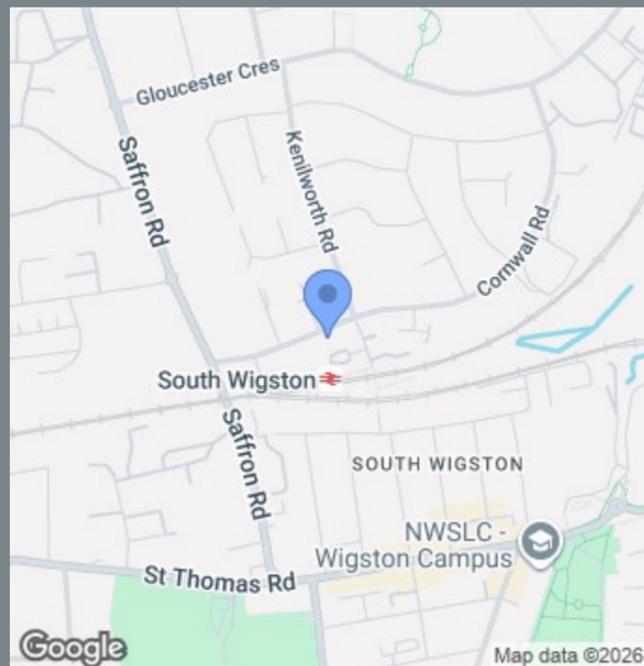
£269,995

## OVERVIEW

- Well Presented Family Home
- Three Bedrooms
- Light and Airy Lounge
- Stylish Fitted Kitchen Diner
- Downstairs Shower Room
- Family Bathroom
- Summerhouse
- Driveway Providing Parking for Two Cars
- Freehold, EPC C Rating

## LOCATION LOCATION....

The popular location of South Wigston has all amenities anyone could need including a Tesco Supermarket and petrol station, a doctors surgery and chemist, restaurant's, pubs, nurseries and Is home to the beautiful St Thomas Church. South Wigston benefits from having Parklands Primary School, South Wigston Secondary School and the South Leicestershire College all within the heart of the town. South Wigston Park is popular for all ages with its balling green, tennis courts, football pitches, children play areas and its very own skate park. The beauty of this place can be seen if you take a stroll through the park and up to the popular walking destination of Crow Mills. This attracts many dog walkers, Horse riders and has a picnic area great for the family days out. From the top of the Hill at Crow Mills is a picturesque view of all the surrounding countryside and the local Bridles. South Wigston has many bus routes making it an easy access to all surrounding areas and only a 20 minute bus ride to the City Centre. Motorways are also only a short drive away. South Wigston also benefits from its own Train Station which passes through Leicester Train Station and Narborough Train Station giving an easy commute for people travelling by train.



## THE INSIDE STORY

*This attractive three-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living. Enter through the front door into the entrance hall with a door into the lounge and stairs rising to the first floor. A door takes you into the lounge, a light and airy room, perfect to relax in at the end of a long day. Through into the heart of this home is a stunning open-plan lounge kitchen diner, creating a bright and sociable space perfect for family meals and entertaining. The kitchen area is fitted with an array of wall and base units, electric oven with hob with modern extractor hood over, space for a fridge freezer and plumbing for a washing machine. There is a practical utility area, plenty of space for a washing machine and tumble dryer, along with a convenient shower room, adding flexibility and functionality to the home. Upstairs, there are three well-proportioned bedrooms along with a family bathroom, providing comfortable accommodation for a growing family. Outside, the rear garden features a fantastic summer house with power and lighting, making it ideal as a home office, gym, studio, or additional relaxation space. To the front, there is off-road parking for up to three cars, offering excellent convenience. Overall, this is a well-presented and highly practical home that combines modern living space with useful additional features both inside and out. Must be viewed to appreciate all this home has to offer.*

