

FLOOR PLAN

DIMENSIONS

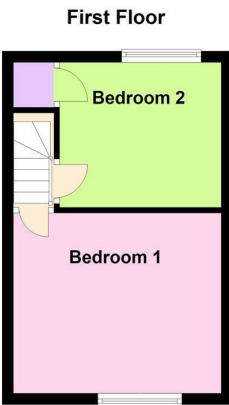
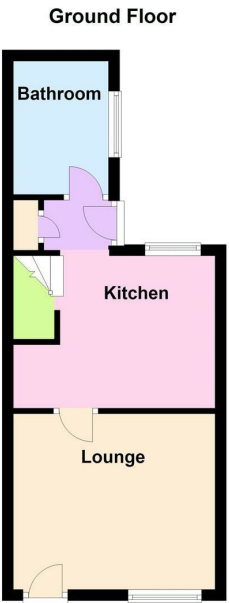
**Lounge**  
10'04 x 11'10 (3.15m x 3.61m)

**Kitchen**  
8'07 x 9'1 (2.62m x 2.77m)

**Bathroom**  
7'10 x 5'06 (2.39m x 1.68m)

**Bedroom One**  
10'05 x 12'01 (3.18m x 3.68m)

**Bedroom Two**  
8'08 x 9' (2.64m x 2.74m)



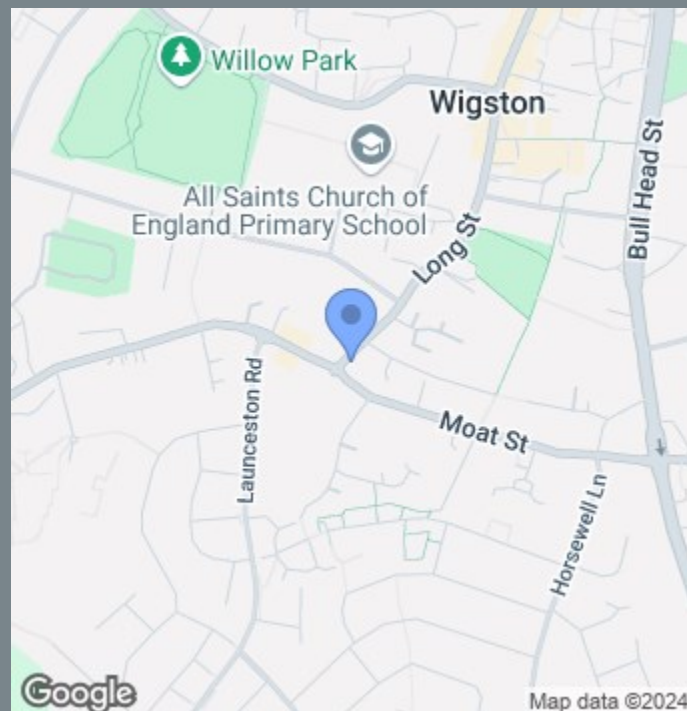


## OVERVIEW

- Stunning Cottage
- Sought After Location
- No Onward Chain
- Lounge
- Lovely Kitchen
- Bathroom
- Two Bedrooms
- Beautiful Garden With A View Of Church
- Viewing Essential
- EER Rating D, Freehold

## LOCATION LOCATION....

Located in the heart of Wigston you will only ever be a short walk away from the village's supermarkets including Sainsbury's and Iceland. Smaller convenience stores, a doctor's surgery, vets and a post office are also located in the village. Wigston Magna also has a lovely variety of cafes, restaurants, takeaway shops and pubs to suit everyone's taste. There is a good range of primary schools and nursery groups within Wigston Magna along with the new Wigston Academy Secondary School just a short walk away and local South Leicestershire College only a 5 minute bus ride away. There are plenty of bus stops within the village making it a quick and easy commute to Leicester's City Centre. Access to surrounding motorways and Fosse Park is also only a short drive away.



## THE INSIDE STORY

*This truly lovely cottage, in the heart of Wigston Magna, with the added benefit of no onward chain would make an ideal first time or investment buy and is offered for sale in move into condition. Tastefully decorated throughout you begin in the lounge which has a window to the front aspect and feature fireplace creating a great room for relaxing. The modern kitchen is fitted with white wall and base units, has a stainless steel sink drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. The inner lobby has a hand storage cupboard and a door into the bathroom. The bathroom is fitted with a white three piece suite comprising of low level wc, wash hand basin and bath with shower over. Taking the stairs up to the first floor you will find two bedrooms with bedroom two having an inbuilt cupboard. Externally to the rear the courtyard style garden is low maintenance and has a raised decked area perfect for al fresco dining through the summer months. Viewing really is a must on this home.*

