

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
10'8" x 8'7" (3.25m x 2.62m)

Lounge Diner
22'0" x 11'6" (max) (6.71m x 3.51m (max))

Conservatory
9'8" x 9'7" (2.95m x 2.92m)

First Floor Landing

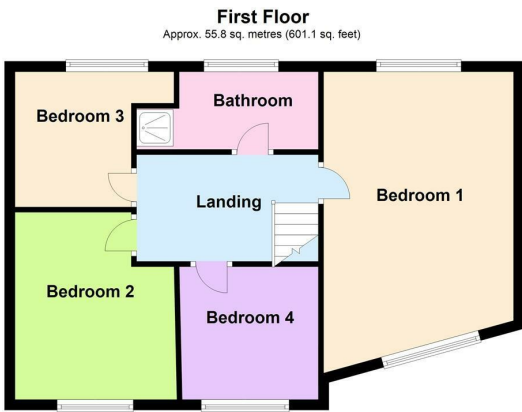
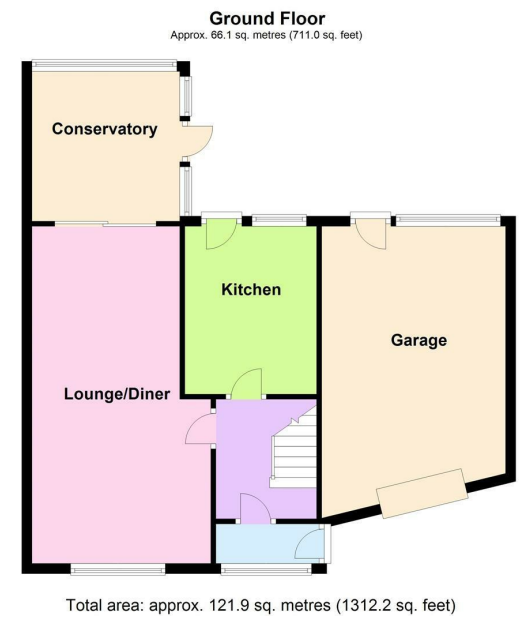
Bedroom One
15'8" x 16'4" (4.78m x 4.98m)

Bedroom Two
11'9" x 10'1" (3.58m x 3.07m)

Bedroom Three
8'3" x 9'4" (2.51m x 2.84m)

Bedroom Four
9'3" x 8'3" (2.82m x 2.51m)

Family Bathroom



OVERVIEW

- Substantial Family Residence
- Semi Detached Home
- Four Bedrooms
- Lounge Diner
- Large Garage
- Good Sized Rear Garden
- Ample Off Road Parking
- Popular Little Hill area
- No Upward Chain
- EPC Rating E - Council Tax B

LOCATION LOCATION....

Little Hill has everything to offer from a range of Convenience stores including a co-op and a Sainsbury's , a petrol station, take away restaurants and beauty salon. Little Hill benefits from two OFSTED excellent primary school for children of 4+ to year 5. Wigston's brand new secondary school Wigston academy is only a few minutes' walk away and during the summer months is accessible through the schools playing fields which are located on the main road running through Little Hill, Horsewell Lane. Little Hill is also Home to one of the area's most popular parks with a new children's play area , tennis courts , bowling green , football pitches and a club house which hosts many events , fetes and play schemes during the year. Buses run on a regular basis 7 days a week through Little Hill giving you a easy commute to the City Centre, Wigston Village and South Wigston where you will find convenience shops, doctors surgeries, vets , dentists , pubs and restaurant's. Surrounding motor ways are also only a short drive away



THE INSIDE STORY

Nestegg are delighted to offer for sale this substantial semi detached residence. Offering versatile accommodation throughout, this home is ready for a family to make it their own.

Entrance is via a Upvc porch accessing the front door into the entrance hallway. The hallway having useful cupboard storage and stairs ring to the first floor. The kitchen is to the rear and has a range of wall and base units with a stainless steel sink and drainer unit inset of a rolled edge work surface. There is space for the fridge freezer, oven and plumbing for a washing machine. The lounge diner runs from the front to the rear - a perfect space for the family to sit and relax and to dine formally. A conservatory to the rear has Upvc double glazed windows and a door to the garden.

To the first floor, the main bedroom is a large double 'over the garage' and Bedrooms Two and Three are also good doubles. Bedroom Four is a good single or would make the ideal work from home space. The family bathroom is fitted with a white suite with the addition of a shower cubicle.

To the outside there is a raised patio area ideal for al fresco dining and a lawn area with paved walkway. The double garage offers excellent storage or could be utilised as a workshop. To the front of the property there is ample off road parking.

