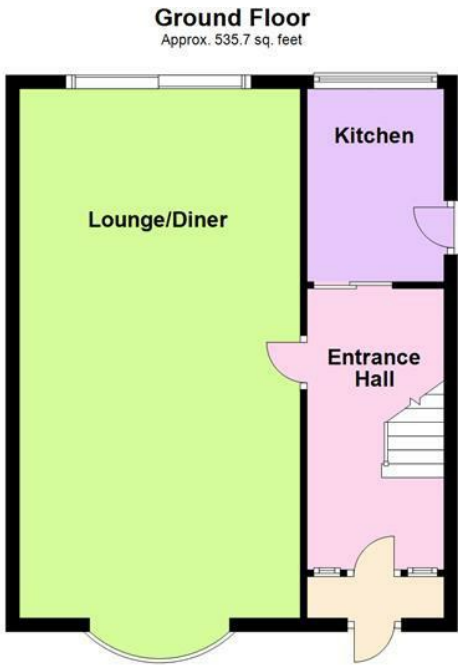


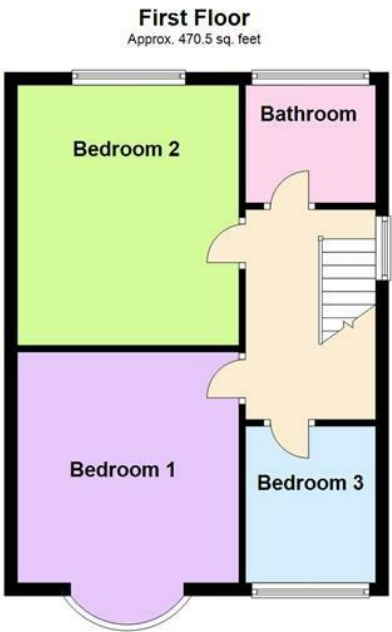
FLOOR PLAN

DIMENSIONS

- Porch**
- Entrance Hall**  
13'08 x 6'09 (4.17m x 2.06m)
- Lounge Diner**  
27'02 x 11'03 (8.28m x 3.43m)
- Kitchen**  
9'02 x 6'09 (2.79m x 2.06m)
- Landing**
- Bedroom One**  
13'04 x 11'03 (4.06m x 3.43m)
- Bedroom Two**  
13'02 x 11'03 (4.01m x 3.43m)
- Bedroom Three**  
7'08 x 6'08 (2.34m x 2.03m)
- Bathroom**  
5'07 x 6'07 (1.70m x 2.01m)



Total area: approx. 1006.2 sq. feet



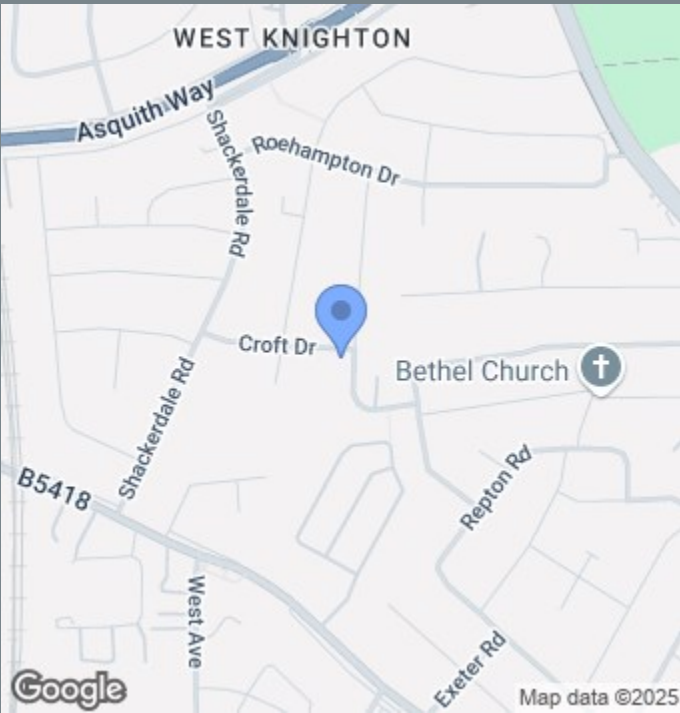


# OVERVIEW

- Bay Fronted Family Home
- Popular Location
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Lovely Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - C

# LOCATION LOCATION....

Situated on Croft Drive in Wigston, this area offers a blend of residential charm and convenience and is known for its proximity to local amenities, schools, and green spaces, making it a desirable location for families and individuals alike. The neighbourhood enjoys easy access to essential services, shops, and dining options, providing residents with everything they need within reach. With good transport links and a sense of community, Croft Drive offers a pleasant living environment for those looking for a well-connected and welcoming place to call home.



# THE INSIDE STORY

*This charming bay-fronted home presents an ideal opportunity for a new family to create their perfect living space. Boasting a convenient location and no onward chain, this property is ready for personalisation. As you approach the house, you are greeted by a welcoming porch that leads into the entrance hall, setting the tone for the inviting atmosphere throughout. The lounge diner is a generous space, flooded with natural light from the bay window and offering direct access to the garden via patio doors. This room is perfect for both relaxation and entertaining. The kitchen provides a blank canvas for the new owners to design a space that suits their lifestyle and aesthetic preferences. Upstairs, the landing leads to three well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower over. Outside, the property benefits from a driveway and a detached garage, providing ample parking and storage space. The rear garden is a delightful outdoor area, featuring a patio for al fresco dining and a convenient outside toilet. The garden offers a peaceful setting for relaxation and play.*

