

FLOOR PLAN

DIMENSIONS

**Porch**  
2'11 x 4' (0.89m x 1.22m)

**Entrance Hall**

**Breakfast Kitchen**  
11' x 10'01 (3.35m x 3.07m)

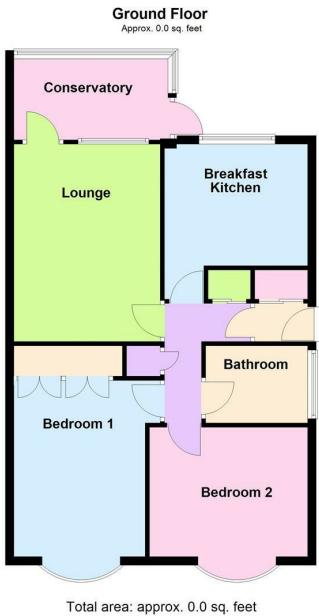
**Lounge**  
15' x 11' (4.57m x 3.35m)

**Conservatory**  
6' x 11'09 (1.83m x 3.58m)

**Bedroom One**  
14'10 into robes x 10 (4.52m into robes x 3.05m)

**Bedroom Two**  
9'11 x 11'03 (3.02m x 3.43m)

**Bathroom**  
5'11 x 7'02 (1.80m x 2.18m)



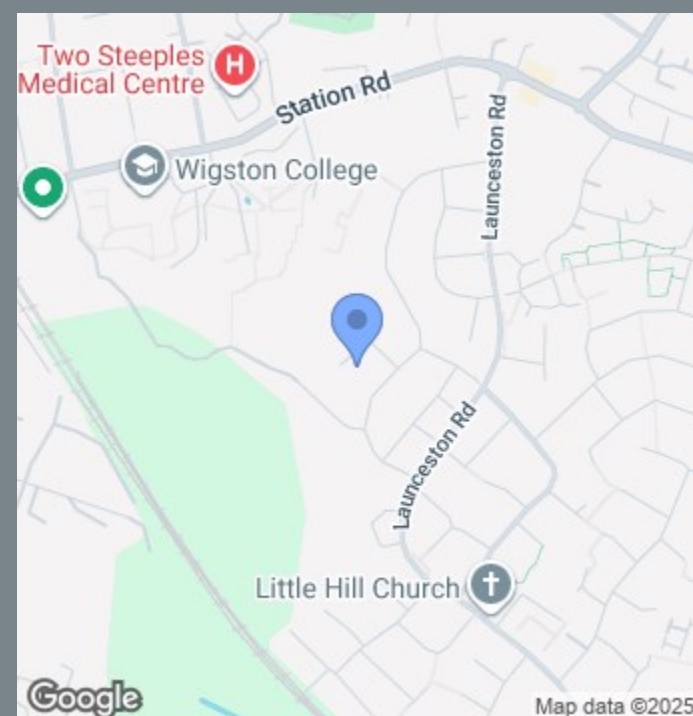


## OVERVIEW

- Semi Detached Bungalow
- Cul De Sac Location
- Entrance Hall
- Breakfast Kitchen
- Lounge & Conservatory
- Two Bedrooms
- Bathroom
- Driveway & Garage
- Low Maintenance Garden
- EER - D, Freehold, Tax Band -B

## LOCATION LOCATION....

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.



## THE INSIDE STORY

*Nestled in a quiet and desirable cul-de-sac location, this delightful semi-detached bungalow is an excellent opportunity for downsizers, first-time buyers, or anyone seeking a peaceful lifestyle with the convenience of no onward chain. Upon arrival, you are greeted by a welcoming porch and entrance hall that set the tone for the rest of the home. The generous lounge is a warm and inviting space, ideal for relaxing or entertaining, and features a door that opens directly into the conservatory, offering an additional living area that seamlessly connects indoor and outdoor spaces. The heart of the home is the dining kitchen, thoughtfully designed with shaker-style wall and base units, worktops, a sink drainer with mixer tap, and plumbing for a washing machine. There is ample room for a dining table and chairs, making it a perfect space for casual meals or entertaining guests. The property offers two well-proportioned bedrooms, with bedroom one benefitting from inbuilt wardrobes, providing excellent storage without compromising space. A bathroom completes the internal accommodation, comprising of low level wc, wash hand basin and bath with shower over. Externally, the property continues to impress with a private driveway providing off-street parking, a detached garage offering further storage or workshop potential, and a low-maintenance garden—perfect for those looking to enjoy the outdoors without the upkeep. This attractive bungalow is situated in a quiet yet convenient setting, close to local amenities, transport links, and green spaces, making it a superb choice for those seeking a comfortable and practical home in a sought-after location. Early viewing is highly recommended.*

