

FLOOR PLAN

DIMENSIONS

Entrance Hall

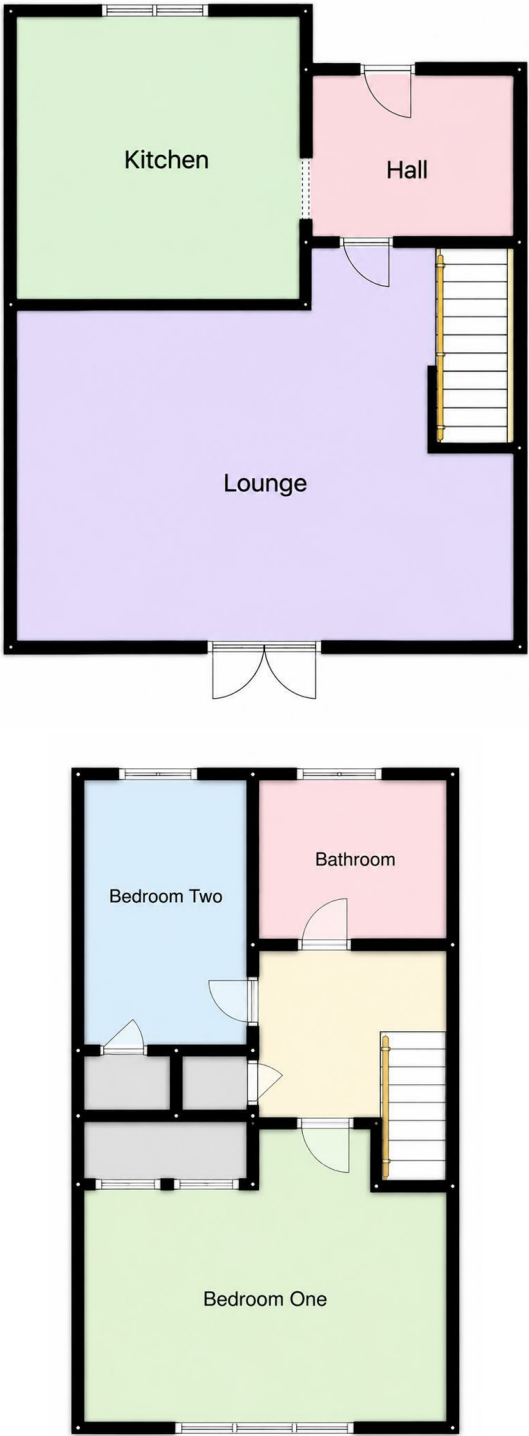
Lounge Diner
16'4 x 11'10 (4.98m x 3.61m)

Kitchen
7'9 x 6'2 (2.36m x 1.88m)

Bedroom One
11'5 x 9'6 (3.48m x 2.90m)

Bedroom Two
10'9 x 5'6 (3.28m x 1.68m)

Bathroom
5'5 x 5'3 (1.65m x 1.60m)

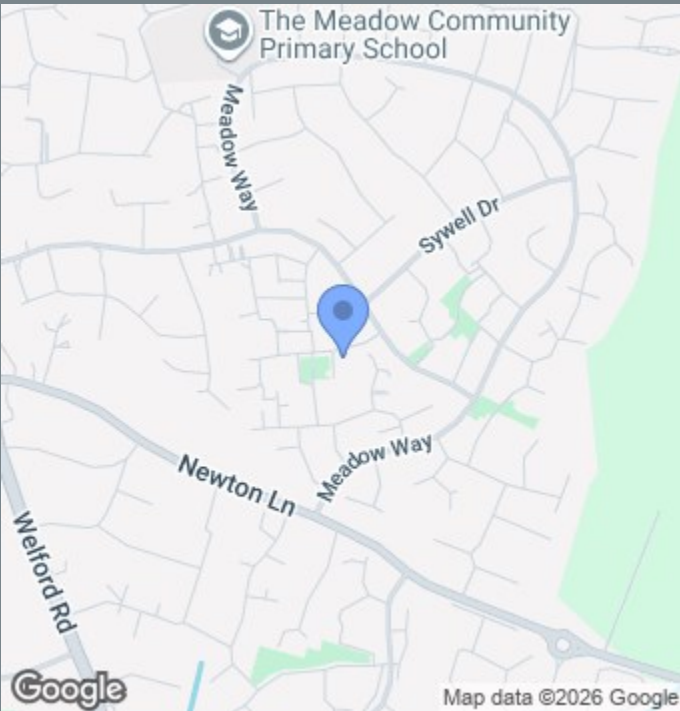


OVERVIEW

- Fabulous First Time Or Investment Buy
- Great Location
- Entrance Hallway
- Fitted Kitchen
- Lounge Diner
- Two Bedrooms
- Rear Garden & Parking
- Viewing Advised
- EER - , Freehold
- Council Tax - B

LOCATION LOCATION....

Alport Way enjoys a lovely position within the ever-popular Wigston Meadows, a well-established & family-friendly neighbourhood with a welcoming community feel and plenty of green space to enjoy. Everyday amenities are conveniently close by, with local shops, a beauty salon, pub & Indian restaurant serving the Meadows, while Wigston town centre is just a short distance away offering Sainsbury's, Aldi, independent shops, cafés & everyday services. Families are particularly well catered for with The Meadow Community Primary School & Pre-School at the heart of the area, alongside children's play areas and open spaces perfect for family time. The semi-rural setting is a real attraction, with footpaths, cycleways & countryside close by for weekend walks and dog walks. Regular bus services run through the Meadows towards Wigston, South Wigston & Leicester, while South Wigston railway station, the A6, M1 & M69 are all within easy reach for commuters. With shops, schooling, green spaces & excellent connections all close to home, Alport Way offers a wonderful setting for family life.



THE INSIDE STORY

Offering an ideal opportunity for first-time buyers or investors this lovely two-bedroom home is well placed for local amenities & everyday conveniences with comfortable accommodation that is easy to settle into & make your own. Stepping inside the entrance hall provides a welcoming introduction to the home. Positioned to the front is the kitchen which is fitted with a good range of wall & base units providing ample storage & preparation space. There is a stainless steel sink drainer with mixer tap plus plumbing for a washing machine & space for a fridge freezer. To the rear is the spacious lounge diner which provides plenty of room to create separate areas for relaxing & dining. There is space for a comfortable sofa arrangement alongside a dining table & chairs making this a sociable room for quiet evenings or entertaining friends. French doors open directly onto the garden allowing plenty of natural light to flow in & creating an easy connection with the outside space during the warmer months. Upstairs the landing leads to two bedrooms with the flexibility for the second room to work equally well as a guest bedroom nursery or home office. Completing the first floor is the bathroom which is fitted with a classic white three-piece suite. Outside the property benefits from gardens to both the front & rear. The rear garden combines a patio area ideal for outdoor seating & summer dining with a lawn providing space to enjoy the sunshine or for children to play. Private allocated parking completes this appealing home which would make a wonderful first step onto the property ladder or a great addition to an investment portfolio.

