



 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bedroom terraced house on Bassett Street found in South Wigston area. This property can be found in a convenient location within close proximity to local amenities including shops, supermarkets, restaurants, places of worship, NWSLC - Wigston campus and regular transport routes. The property has been completely renovated to a good standard following a traditional layout with the ground floor consisting of two reception rooms, a kitchen and bathroom, and a first floor consisting of three bedrooms.

This property is available with no chain and brings the possibility for either an investment opportunity for landlords looking to expand their portfolio or first time buyers looking to get onto the property ladder. Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are welcomed by an entrance hallway separating the two reception rooms. The first reception room which is currently being used as a dining room offering a cozy space consisting of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator. The second reception room towards the rear of the property is the main living area bringing modern décor as well as a spacious living area consisting of carpeted flooring, a wall mounted radiator, rear facing double-glazed window and access to the stairway leading onto the first floor and the kitchen to the rear. The kitchen has been recently installed with the most up to date worktops, storage cupboards, integrated appliances and further access to the rear garden and bathroom. The bathroom boasts a three-piece layout consisting of tiling throughout, a bath/shower, sink and toilet.

As you proceed up the stairway onto the first floor you are met with a narrow landing area connecting all three bedrooms. All three bedrooms are double bedrooms with bedroom one being the master bedroom at the front of the property, all three consist of carpeted flooring, double-glazed windows and wall mounted radiators, with bedroom one also having access to an integrated storage cupboard.

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Property Info

Ground Floor

Dining Room: 3.47m x 2.26m (11'5" x 7'5") – first reception room located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator.

Living Room: 4.56m x 3.39m (15' x 11'1") – second reception room located towards the rear of the property consisting of carpeted flooring, a wall mounted radiator, rear facing double-glazed window and access to the stairway leading up to the first floor and kitchen to the rear.

Kitchen: 2.72m x 1.77m (8'11" x 5'10") – accessed via the living room consisting of newly fitted worktops, storage cupboards and integrated appliances, as well as access to the rear garden and bathroom at the rear.

Bathroom: 1.68m x 1.97m (5'6" x 6'6") – three-piece bathroom consisting of tiling throughout, a bath/shower, sink and toilet.

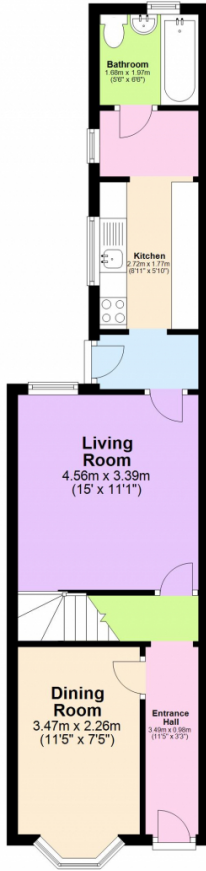
First Floor

Bedroom One: 3.49m x 3.85m (11'5" x 12'8") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to an integrated storage cupboard.

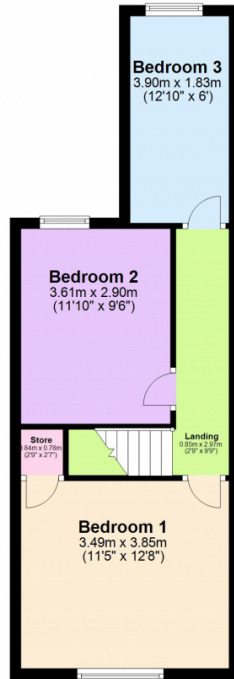
Bedroom Two: 3.61m x 2.90m (11'10" x 9'6") – double bedroom located towards the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Bedroom Three: 3.90m x 1.83m (12'10" x 6') – small double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window and wall mounted radiator.

Ground Floor
Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor
Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 79.9 sq. metres (859.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

