



## Lime Kilns, Wigston Harcourt

Offers in Excess of £210,000

A TWO BEDROOM townhouse available to the market that we feel would make an IDEAL FIRST TIME PURCHASE with its open plan lounge kitchen diner and ALLOCATED PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





### **Open Plan Lounge Kitchen Diner**

Maximum measurements. With window to the front elevation, French doors to the rear elevation, radiator, kitchen area with breakfast bar, wall and base units with work surfaces over, sink and drainer, integrated oven and hob with filter hood over, space for washing machine and fridge freezer.

### **First Floor Landing**

With airing cupboard, loft access.

### **Bedroom One**

11' 5" x 9' 3" (3.48m x 2.82m)

With window to the rear elevation, fitted wardrobe and vanity unit, radiator.

### **Bedroom Two**

9' 1" x 6' 0" (2.77m x 1.83m)

With window to the front elevation, radiator.



### **Bathroom**

6' 4" x 6' 2" (1.93m x 1.88m)

With window to the front elevation, low-level WC, bath with shower over, vanity wash hand basin, radiator.

### **Front Garden**

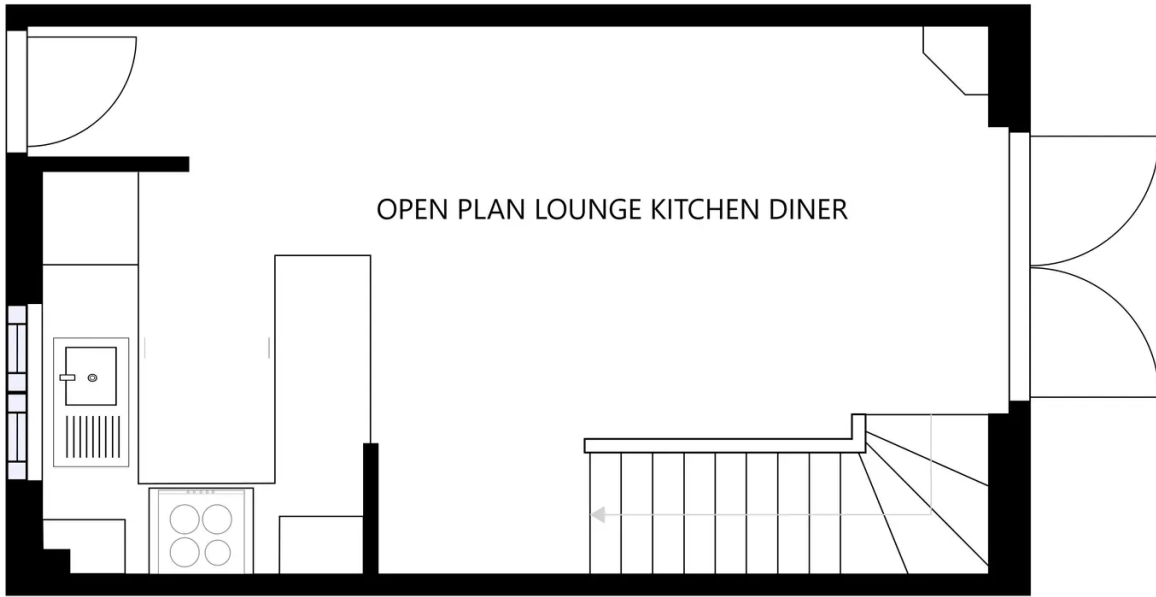
Small lawn area, flowerbeds and shrubs.

### **Rear Garden**

A tiered rear garden with raised composite patio area, shed, shaped lawn.

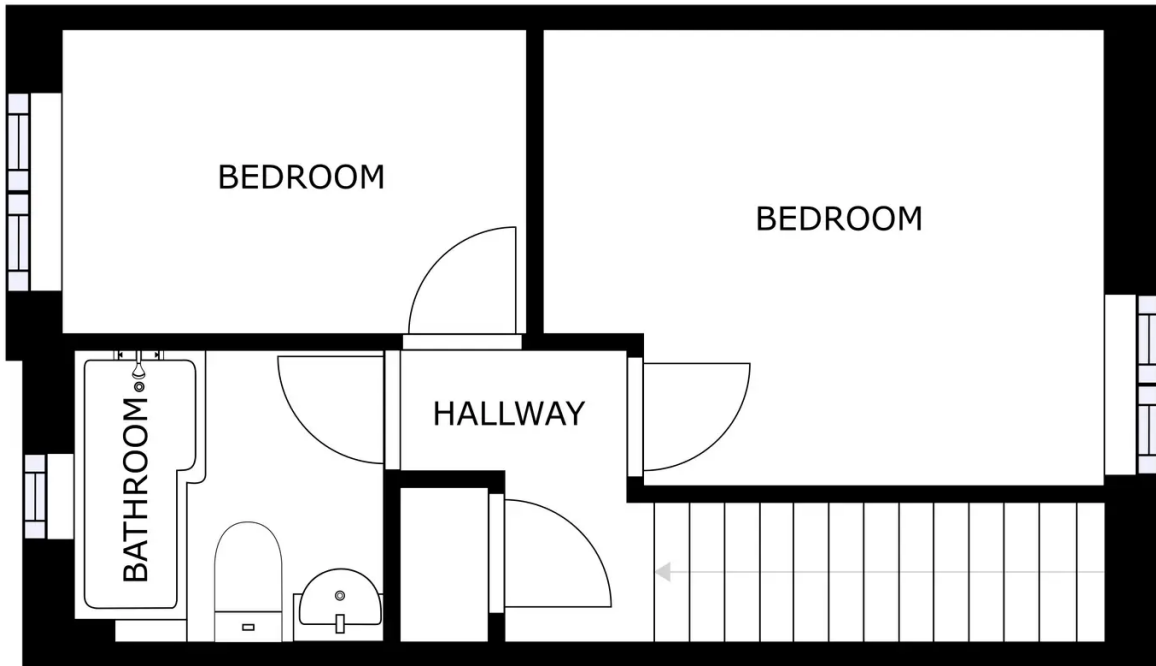
### **Allocated Parking**

2 vehicles



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 323 sq ft, FLOOR 2: 312 sq ft  
 TOTAL: 635 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 323 sq ft, FLOOR 2: 312 sq ft  
 TOTAL: 635 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.