



Moat Street, Wigston

Offers Over £210,000

Knightsbridge Estate Agents are delighted to present this TWO BEDROOM mid terrace home with an EXTENDED open plan fitted kitchen diner. Outside enjoys a courtyard style frontage and a rear garden giving access to the GARAGE located via Blunts Lane.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Lounge

14' 6" x 10' 11" (4.42m x 3.33m)

With window to the front elevation, gas fire with surround and hearth, radiator.

Lobby

With under stairs storage cupboard.

Open Plan Kitchen Diner

31' 4" x 10' 11" (9.55m x 3.33m)

With windows to the rear and side elevations, door to the side elevation, stairs to first floor, wood effect floor, wall and base units with work surface over, sink and drainer, integrated double oven and hob with extractor hood over, integrated microwave, integrated fridge freezer, space for washing machine, part tiled walls, wall mounted boiler, two radiators.



First Floor Landing

With radiator.

Bedroom One

12' 8" x 12' 2" (3.86m x 3.71m)

With window to the front elevation, radiator.

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

With window to the rear elevation, over stairs storage cupboard with loft access, wood effect floor, radiator.

Bathroom

With window to the rear elevation, shower cubicle, bath, low-level WC, wash hand basin, mirrored cabinet, part tiled walls, wood effect floor, radiator.

Front Garden

Small courtyard frontage with pebbled area and pathway.

Rear Garden

With paved patio area, lawn, paved pathway, pebbled area, shrubs, shed, fenced perimeter, access to the rear of the property leading to the garage.

Driveway & Garage

Situated to the rear of the property accessed via Blunts Lane.



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