



Moat Street, Wigston

Offers Over £180,000

Providing EXCELLENT ACCESS to SCHOOLING and SHOPPING FACILITIES is this TWO-BEDROOM bay-fronted terrace home providing an ideal investment or family home.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Reception Room One

14' 4" x 10' 10" (4.37m x 3.30m)

With bay window to the front elevation, meter cupboard, shelving, wood effect floor, radiator.



Reception Room Two

12' 0" x 10' 11" (3.66m x 3.33m)

With window to the rear elevation, open fireplace with surround and brick insert, stairs to first floor, under stairs storage/cloaks area, wood effect floor, radiator.

Kitchen

12' 11" x 5' 11" (3.94m x 1.80m)

With double glazed window to the side elevation, wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, fitted oven and hob with extractor hood over, space for slimline dishwasher, space for fridge, part tiled walls, tiled floor.



Utility Room

6' 1" x 5' 8" (1.85m x 1.73m)

With window to the rear elevation, door to the side elevation, wall units, work surface, plumbing for washing machine, space for tumble dryer, tiled floor, radiator.

Ground Floor WC

With window to the side elevation, wash hand basin, low-level WC, tiled floor.

First Floor Landing

With loft access, radiator.

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

With window to the front elevation, storage cupboard, wood effect floor, radiator.

Bedroom Two

11' 10" x 8' 0" (3.61m x 2.44m)

With window to the rear elevation, radiator.

Bathroom

9' 0" x 6' 1" (2.74m x 1.85m)

With window to the rear elevation, wash hand basin, shower cubicle, medicine cabinet, part tiled walls, wood effect floor, radiator.

Rear Garden

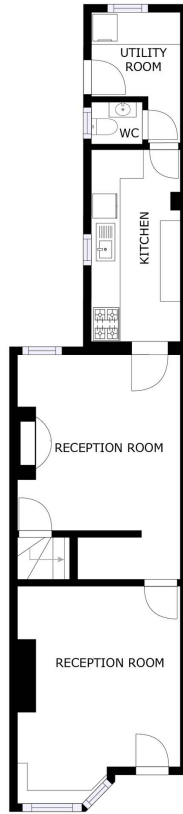
With patio seating area, lawn fencing to perimeter.

Front Garden

Front forecourt.

Parking

Driveway and garage situated to the rear of the property accessed via Blunts Lane.



1ST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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