



## Herrick Way, Wigston

£225,000

A TWO BEDROOM end town-house in the residential suburb of Wigston with TWO RECEPTION ROOMS, driveway and a GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Entrance Lobby**

With cloaks cupboard.

### **Kitchen**

9' 9" x 6' 7" (2.97m x 2.01m)

With a double-glazed window to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a gas cooker point with filter hood over, plumbing for a washing machine and a radiator.

### **Reception Room One**

14' 8" x 12' 5" (4.47m x 3.78m)

With a TV point, stairs to the first-floor landing. radiator and open aspect to:

### **Reception Room Two**

11' 0" x 8' 8" (3.35m x 2.64m)

With double-glazed French doors to the rear elevation, skylight window to the rear elevation and a radiator.



## **First Floor Landing**

### **Bedroom One**

12' 4" x 11' 3" (3.76m x 3.43m)

With a double-glazed window to the rear elevation, fitted wardrobes, a TV point and a radiator.

### **Bedroom Two**

11' 0" x 6' 0" (3.35m x 1.83m)

With a double-glazed window to the front elevation, built-in cupboard and a radiator.

### **Shower Room**

6' 1" x 5' 9" (1.85m x 1.75m)

With a double-glazed window to the front elevation, a tiled shower cubicle with an electric shower over, wash hand basin, WC and a radiator.

### **Rear Garden**

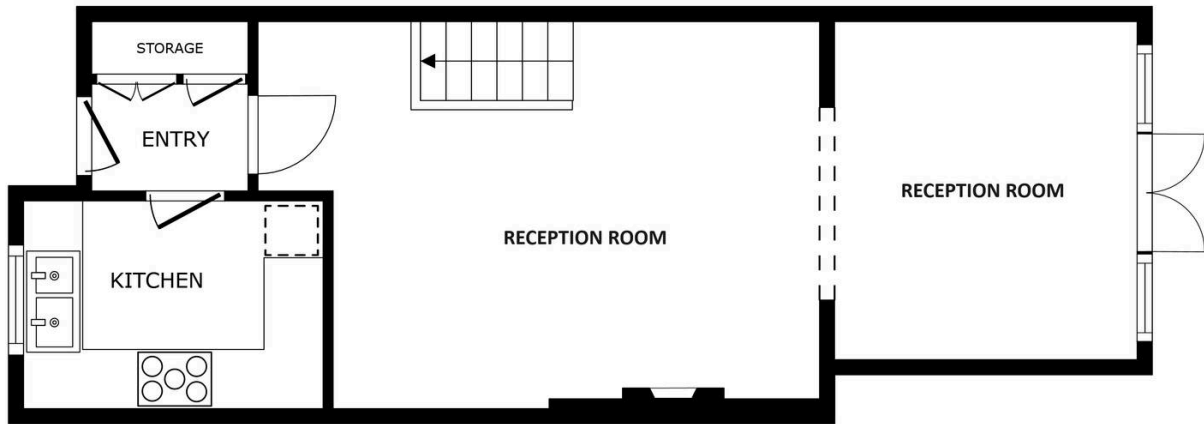
An established and well-stocked rear garden with mainly paved and gravelled areas with a range of well-stocked flower beds with mature shrubs and trees and a side door to the garage.

### **Driveway**

Block paved driveway to the side elevation leading to the:

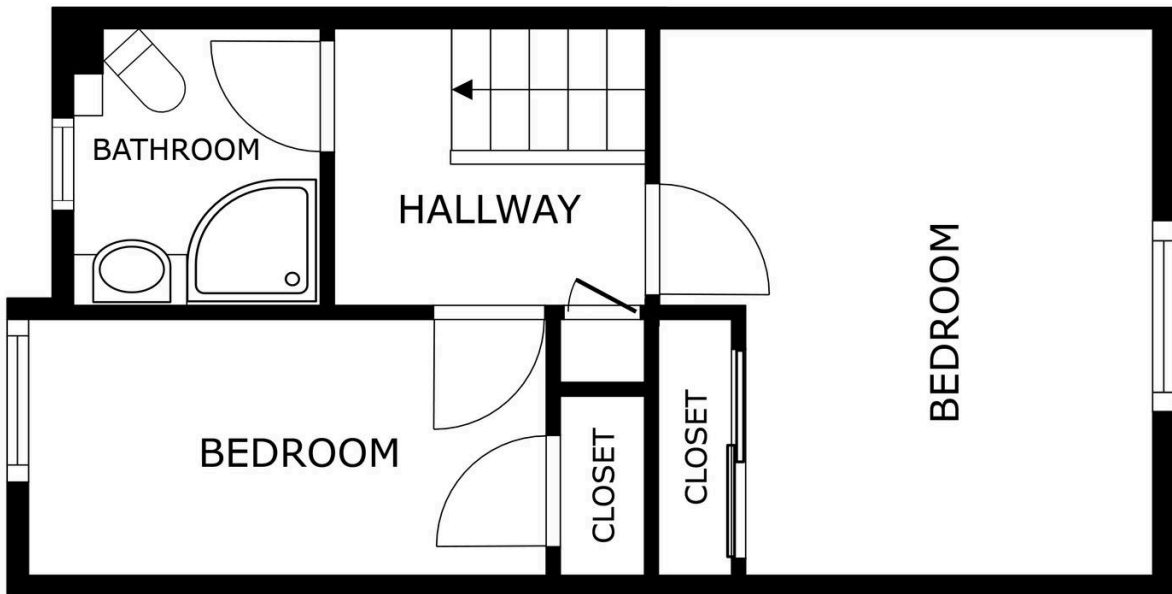
### **Garage**

15'7" x 8'2" With an up-and-over door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 41.5 m<sup>2</sup> FLOOR 2 31.0 m<sup>2</sup>  
 TOTAL : 72.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 41.5 m<sup>2</sup> FLOOR 2 31.0 m<sup>2</sup>  
 TOTAL : 72.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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