



## Acorn Way, Wigston

£240,000

A MODERN semi-detached property offered with NO CHAIN, presenting potential for extension to the side or rear (sub. to the necessary permissions). Ideal opportunity for those looking to downsize.

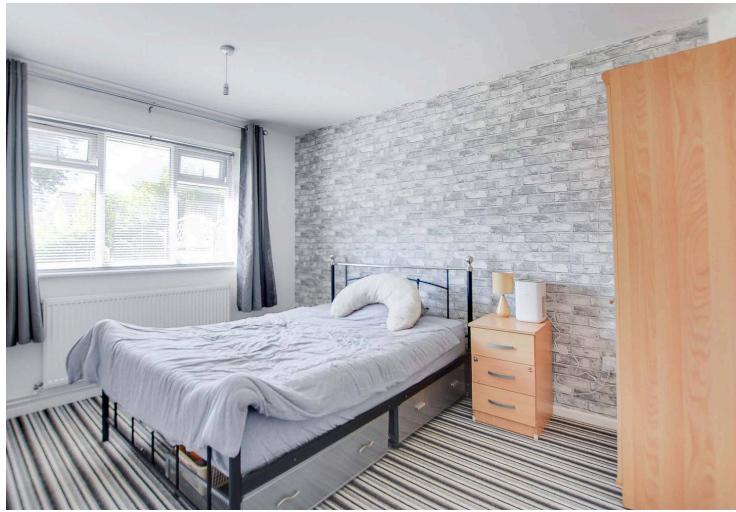
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B







### **Entrance Lobby**

With double glazed door.

### **Kitchen**

9' 0" x 8' 1" (2.74m x 2.46m)

With double glazed window and door to the side elevation, part tiled walls, wood effect floor, wall and base units with work surface over, one and a half bowl stainless steel sink and drainer, electric oven and hob with filter hood over, plumbing for washing machine, space for fridge freezer.

### **Living Room**

17' 2" x 9' 8" (5.23m x 2.95m)

With double glazed window to the front elevation, electric fire, radiator.

### **Inner Hallway**

With storage cupboard housing boiler, loft access with pull down ladder leading to majority boarded loft.



### **Bedroom One**

11' 9" x 9' 8" (3.58m x 2.95m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Two**

9' 0" x 8' 1" (2.74m x 2.46m)

With double glazed window to the rear elevation, radiator.

### **Bathroom**

7' 10" x 4' 10" (2.39m x 1.47m)

With double glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, heated chrome towel rail.

### **Front Garden**

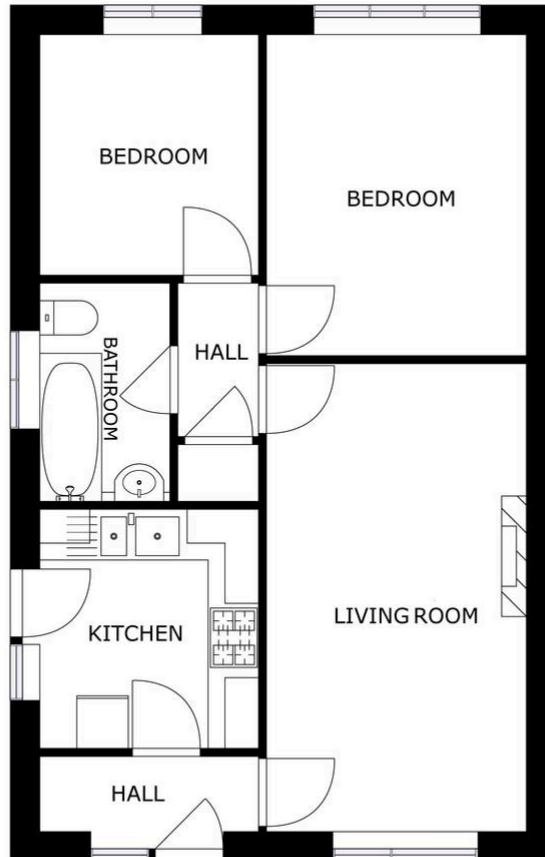
With gravelled area, driveway, fencing to side.

### **Rear Garden**

With paved patio area, lawn, mature shrubs, fencing to perimeter, gate to side access, shed.

### **Driveway**

3 Vehicles



FLOOR 1



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



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