



## Glengate, Wigston

In Excess of £180,000

A TWO BEDROOM period terrace property situated on Glengate within South Wigston. The accommodation is spread over two floors to include two reception rooms. Ideal first time purchase.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Reception Room One

11' 6" x 10' 7" (3.51m x 3.22m)

With a double glazed window and door to the front elevation, wood effect floor, chimney breast, ceiling coving, meter cupboard, TV point, radiator.

### Reception Room Two

11' 5" x 10' 6" (3.47m x 3.19m)

With double glazed window to the rear elevation, chimney breast, stairs to first floor, under stairs storage cupboard, wood effect laminate floor, radiator.

### Kitchen

9' 1" x 5' 5" (2.78m x 1.64m)

With double glazed window to the side elevation, double glazed door to the rear garden, wall and base units with work surface over, stainless steel sink and drainer, space for freestanding gas cooker, space for dishwasher, part tiled walls.



### **First Floor Landing**

With access to the following rooms:

#### **Bedroom One**

12' 0" x 11' 6" (3.66m x 3.51m)

With double glazed window to the front elevation, chimney breast, radiator.

#### **Bedroom Two**

11' 11" x 11' 5" (3.64m x 3.48m)

With double glazed window to the rear elevation, built-in over stairs storage cupboard, chimney breast, radiator, door leading to bathroom.

#### **Bathroom**

9' 2" x 5' 4" (2.79m x 1.63m)

Accessed via bedroom two, with double glazed window to the rear elevation, ceramic tiled floor, bath with shower over, low-level WC, wash hand basin with storage below, part tiled walls, radiator.

#### **Rear Garden**

With paved area, slate area, fencing to perimeter, built store with power points.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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