



## Lime Kilns, Wigston

£210,000

A lovely TWO BEDROOM terrace property situated in Wigston. Upon entry you are greeted by a lounge leading to a kitchen, access to the first floor with two bedrooms and a modern style bathroom. Providing an ideal first time purchase or investment.



Knightsbridge  
Estate Agents

0116 288 4888

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C







**Entrance Hall**

With stairs to first floor.

**Lounge**

15' 5" x 9' 11" (4.70m x 3.02m)

With double glazed window to the front elevation, radiator.

**Kitchen**

13' 0" x 7' 3" (3.96m x 2.21m)

With double glazed window to the rear elevation, door to the rear, wall and base units with work surfaces over, sink and drainer unit, oven and hob with extractor hood over, plumbing for washing machine, part tiled walls, tiled floor, boiler, radiator.

**First Floor Landing**

With built-in cupboard.



### **Bedroom One**

10' 11" x 9' 11" (3.33m x 3.02m)

With double glazed window to the front elevation, built-in sliding door wardrobe to the side, radiator.

### **Bedroom Two**

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

With double glazed window to the rear elevation, built-in cupboard/wardrobe, radiator.

### **Bathroom**

6' 3" x 6' 1" (1.91m x 1.85m)

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

### **Rear Garden**

With paved patio seating area, lawn.

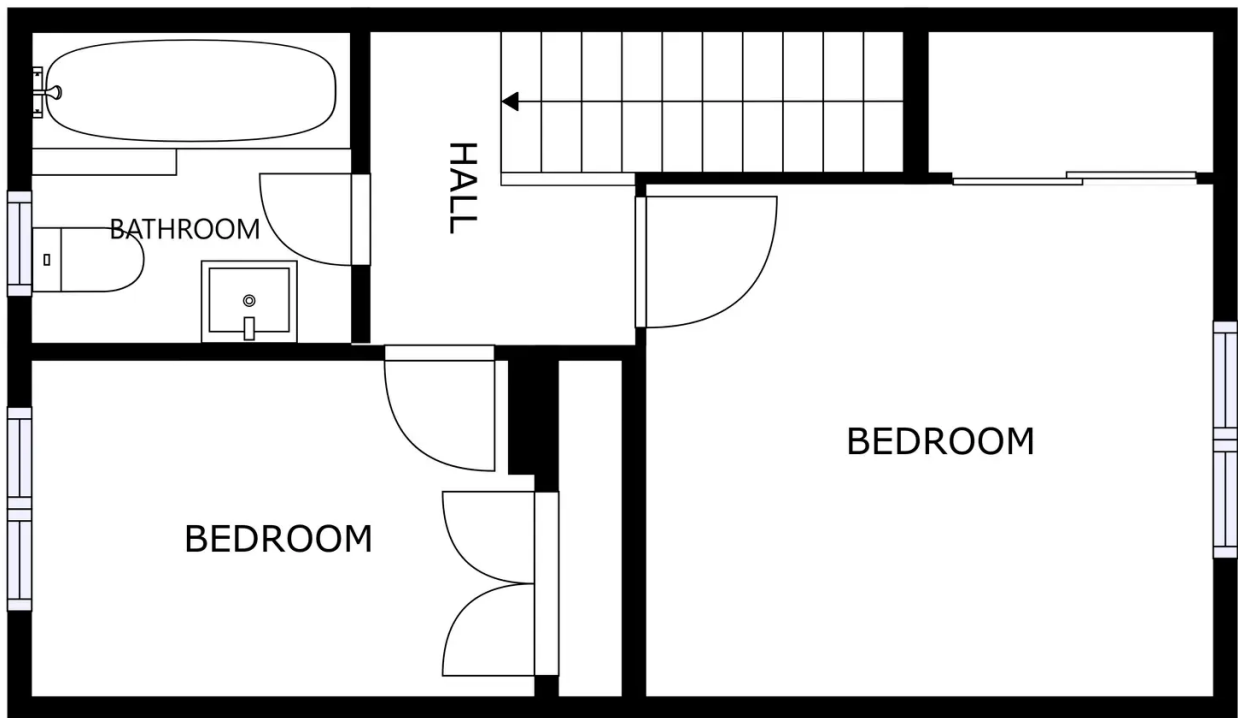
### **Parking**

Parking space at the rear of the property in a separate car park.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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