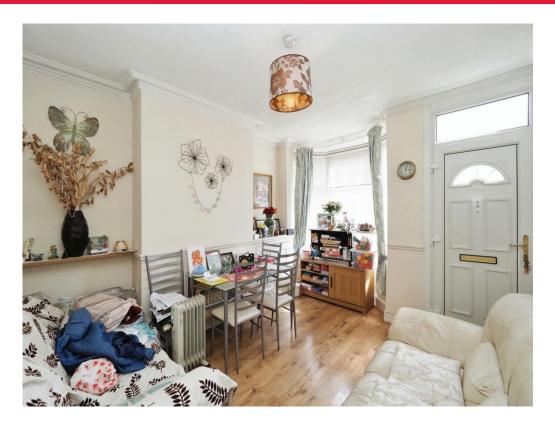


Connells

Paddock Street Wigston

# Paddock Street Wigston LE18 2AN







# **Property Description**

Three bedroom bay fronted end-terrace, situated in the popular and convenient location of Wigston. An ideal potential investment which will make an excellent family home or sound potential buy to let investment.

## Lounge

12' 1" x 11' 4" ( 3.68m x 3.45m )

The front door opens into a lounge with bay window to the front elevation and gas radiator central heating.

### **Dining Room**

12' 6" x 11' 4" ( 3.81m x 3.45m )

Features a gas fireplace, staircase leading to the first floor, understairs storage cupboard, window to the rear elevation and gas radiator central heating.

#### Kitchen

12' 6" x 6' 4" ( 3.81m x 1.93m )

Accessed via the dining room is a galley kitchen comprising a range of wall and base with work surfaces, sink unit with drainer, tiled splashbacks and flooring, plumbing for washing machine, window to the side elevation and door leading out to rear garden.

# **Central Lobby**

There is a central lobby area linking the kitchen and bathroom with a side access door to the rear garden.

#### **Bathroom**

Ground floor family bathroom comprising bath tub, WC and wash hand basin. Window to side elevation.

## **Bedroom One**

12' 9" x 12' (3.89m x 3.66m)

Double bedroom with over stairs storage cupboard, gas radiator central heating and window to front elevation.

#### **Bedroom Two**

12' 4" x 9' 9" ( 3.76m x 2.97m )

Double bedroom with gas radiator central heating and window to rear elevation.

#### **Bedroom Three**

12' 6" x 6' 4" ( 3.81m x 1.93m )

Generous single bedroom with gas radiator central heating and window to rear elevation.

#### Outside

The property has a small enclosed forecourt to the front. The rear garden has outhouses, an outside WC, plants and shrubs, fenced surround and gated side access.



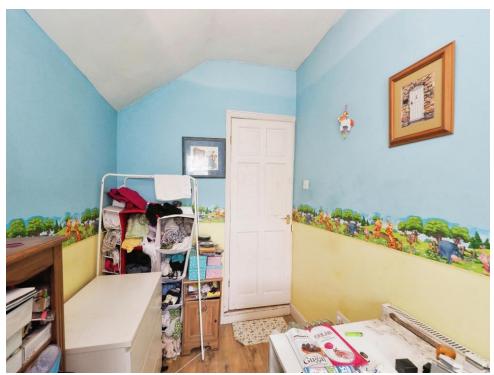














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T 01162 710612 E oadby@connells.co.uk

78B The Parade Oadby LEICESTER LE2 5BF

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**EPC Rating: D** 



Tenure: Freehold



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