





Property Description

Situated in a sought-after area of Wigston, this stylish two-bedroom townhouse is an excellent opportunity for first-time buyers or investors. The home is well-presented throughout with neutral décor, offering a bright and airy feel. The ground floor features a spacious open-plan lounge, kitchen, and dining area, creating a fantastic social space. The kitchen is fitted with modern wall and base units, work surfaces, a breakfast bar, an integrated oven and hob with a filter hood over, and space for essential appliances. Natural light floods the space through a front-facing window and French doors leading to the rear garden.

Upstairs, the primary bedroom is a well-proportioned double with a fitted wardrobe and a stylish vanity unit. The second bedroom is currently used as a home office and gaming room, making it an ideal space for remote working or personal hobbies. The bathroom is fitted with a bath and shower over, vanity wash hand basin, WC, and a radiator.

Located within easy reach of local amenities, schools, and transport links, this home is an excellent choice for those looking to step onto the property ladder. Viewing is highly recommended to fully appreciate.

Open Plan Lounge/Kitchen/Diner

20' 5" x 13' 1" (6.22m x 3.99m)

Accessed via a uPVC front door is this well-presented, neutrally decorated, open-plan living room, kitchen and dining area, offering a bright and airy feel. Staircase ascending to the first floor landing, uPVC window to the front aspect and French doors leading out to rear garden. Fitted kitchen comprising of wall and base units, breakfast bar, integrated oven and hob with extractor, a sink and drainer and radiator.



Externally, the property benefits from two allocated parking spaces, ensuring convenience for residents. The rear garden is tiered and designed for low maintenance, featuring a composite decked patio area, perfect for outdoor relaxation, as well as a lawned section and a handy storage shed.

Landing

First floor landing having airing cupboard and loft access with doors off to both bedrooms and the bathroom.

Bedroom One

11' 5" x 9' 3" (3.48m x 2.82m)

Master double bedroom with uPVC window to the rear elevation, fitted wardrobe and radiator.

Bedroom Two

9' 1" x 6' (2.77m x 1.83m)

Single bedroom with uPVC window to the front elevation, radiator.

Bathroom

Contemporary fitted bathroom with a bath and shower over, vanity wash hand basin, WC and a radiator.

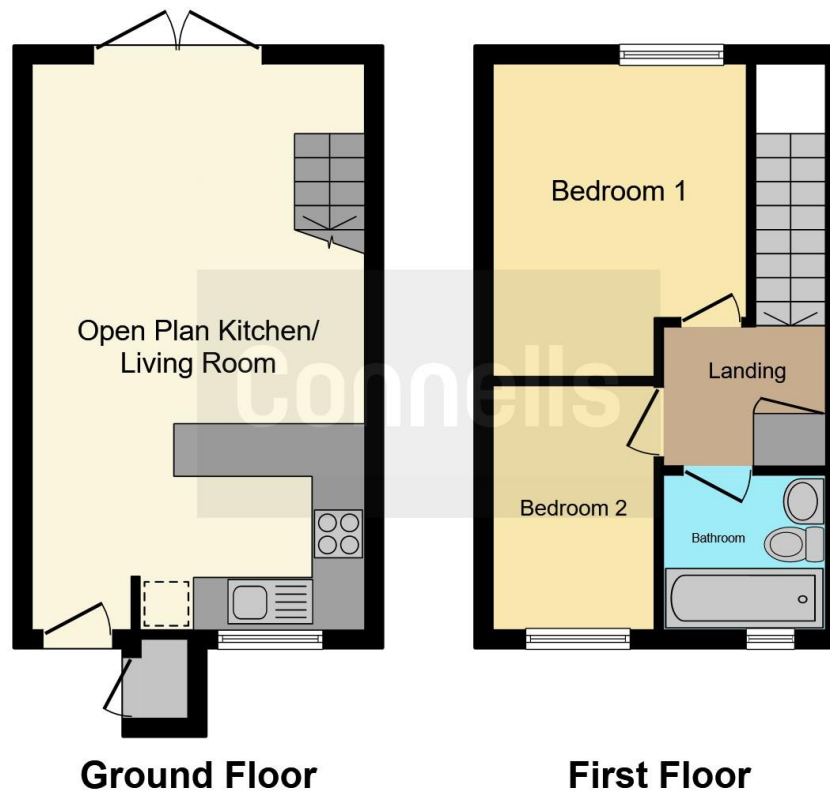
Garden

Laid to lawn, timber shed, elevated timber deck area, enclosed by timber fencing.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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