



41 Acorn Way
Wigston, LE18 3YA



Mercedes Barker
Partnered With
Simpsons
Property Experts

This charming one-bedroom property offers well-presented and practical accommodation and represents an excellent opportunity for investors, with a tenant currently in situ and a potential rental yield of approximately 5.5%.

The spacious living room features French windows opening directly onto the private rear garden. The kitchen is fitted with a range of wall and base units and benefits from a spiral staircase leading to the first-floor landing.

To the first floor is a generous double bedroom with built-in storage and hanging space, together with a fully fitted bathroom comprising a bath with electric shower over, WC and wash hand basin.

Rooms and Measurements:
Lounge - 4.75m x 4.26m (max)
Kitchen - 1.73m x 2.16m
Bedroom - 4.02m x 2.74m
Bathroom - 1.88m x 2.20m

Outside, the property enjoys a well-maintained private rear garden, while parking is available within the communal car park.

The property benefits from double glazing and gas central heating, with a new porch installed in May 2024.

An attractive proposition for landlords seeking an established investment, with the benefit of a tenant already in situ.

Constructed in 1985, this property boasts a classic design that has stood the test of time. Its end-terrace position not only offers added privacy but also allows for a pleasant outdoor space, perfect for enjoying the fresh air or tending to a small garden.

Located in Wigston, residents will benefit from a friendly community atmosphere, with local amenities, parks, and transport links within easy reach. This property presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on quality of life.

In summary, this end-terrace house on Acorn Way is a charming and practical choice for anyone looking to settle in a welcoming neighbourhood. With its appealing features and convenient location, it is certainly worth considering for your next home.

Offers in excess of £160,000



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More Photos

Coming soon

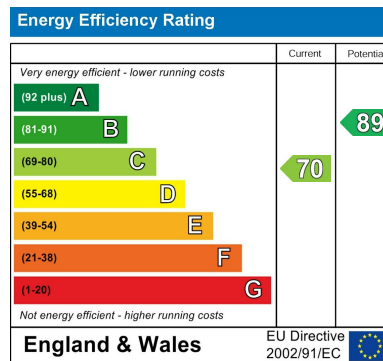
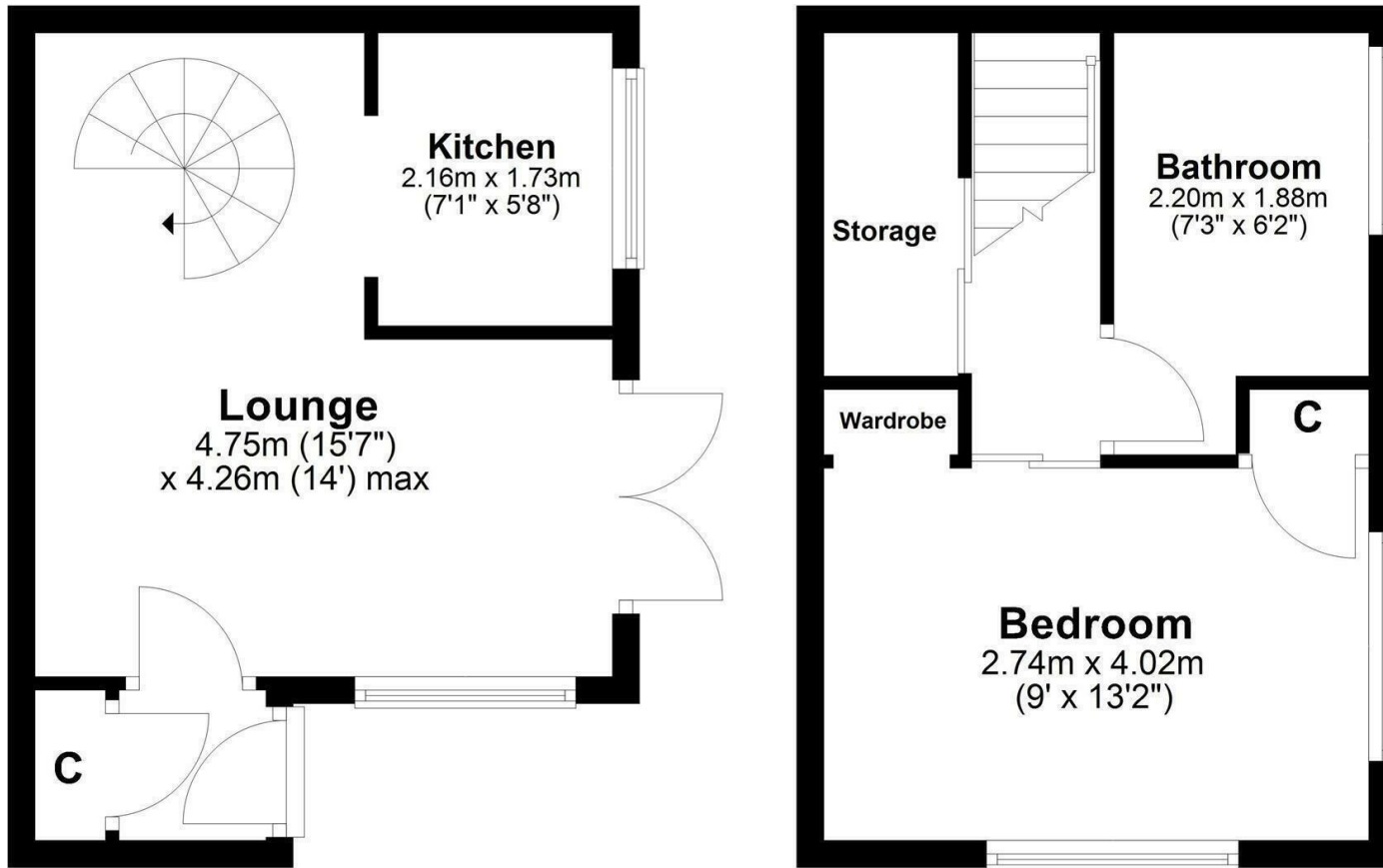
Contact us now to register your interest or arrange a viewing.

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