



17 Acorn Way
Wigston, LE18 3YA



Mercedes Barker
Partnered With
Simpsons
Property Experts

Nestled in a tranquil cul-de-sac on Acorn Way, Wigston, this charming two-bedroom semi-detached house offers a delightful blend of modern living and comfort. Spanning approximately 560 square feet, the property has been thoughtfully renovated to feature contemporary decor throughout, ensuring a fresh and inviting atmosphere.

Upon entering, you are welcomed into a well-appointed kitchen providing a functional space for culinary pursuits, a spacious lounge diner, perfect for both relaxation and entertaining. While the stylish shower room adds to the home's appeal. With a new boiler recently installed, you can enjoy peace of mind knowing that the property is equipped for efficient living.

This residence is not only a lovely home but also an excellent investment opportunity, boasting a rental yield of 5.7%, with the potential to increase to 6.3%. The property is sold with tenants in situ, making it an ideal choice for those looking to expand their property portfolio.

Rooms and Measurements

Ground Floor

Kitchen 2.28m x 3.92m

Lounge/Diner 4.55m x 5.04m

First Floor

Master Bedroom 2.68m x 4.10m

Shower room 1.48m x 2.88m

Bedroom Two 2.22m x 3.82m

Outside, the house features a driveway that accommodates two cars, providing convenience for residents and guests alike. The landscaped garden offers a spacious outdoor area, perfect for enjoying the fresh air or hosting gatherings.

Conveniently located, the property is within easy reach of everyday amenities along Kelmarsh Avenue, with additional facilities available in Wigston Magna. Families will appreciate the proximity to reputable local schools, such as Meadow and Glenmere Community Primary Schools. For those commuting, regular bus services connect to Leicester City Centre, while the nearby Brocks Hill Country Park offers a delightful escape into nature.

Asking price £210,000



2

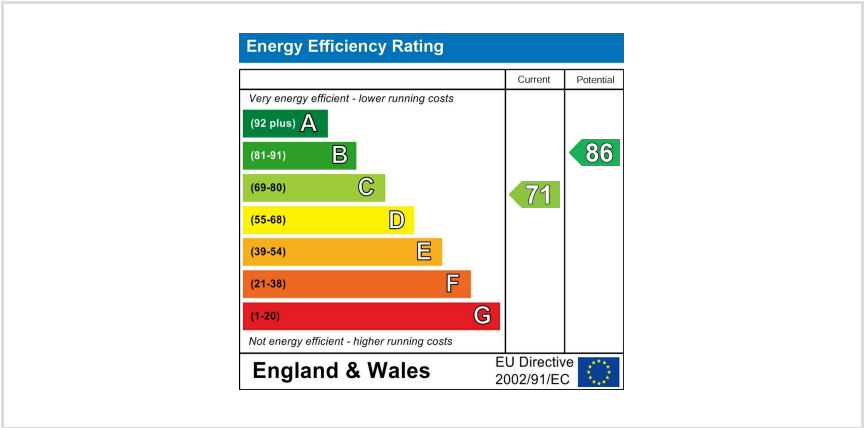


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