

# Sinclair



2 Turville Close, Wigston

£212,500

## 2 Turville Close

Wigston

This TWO BEDROOM SEMI DETACHED HOME comes to the market offering a lounge and open plan kitchen/diner to the ground floor with stairs leading to the first floor landing offering two bedrooms and a family bathroom. Externally, the property enjoys a private garden to the rear and off road parking to the front for multiple vehicles. Ideal for first time buyers and investors.

Council Tax band: B

Tenure: Freehold

- Ideal First Time Purchase
- Two Bedrooms
- Kitchen/Diner
- Off Road Parking



## GROUND FLOOR

### Entrance Porch

Having uPVC double glazed front door to side with uPVC double glazed window to front.

### Lounge

13' 0" x 13' 6" (3.96m x 4.11m)

Entered via a uPVC front door and having an adjacent uPVC double glazed window to front with coving, stairs rising to the first floor and a wall hung gas fire.

### Kitchen/Diner

9' 0" x 13' 6" (2.74m x 4.11m)

Inclusive a range of wall and base units with rolled edge work surfaces, a four ring electric hob with extractor hood over, an oven/grill, tiling to splash prone areas, space and plumbing for appliances, one and a half bowl sink and drainer unit, wall mounted gas fired central heating boiler, uPVC double glazed window to rear and adjacent uPVC door accessing the rear garden.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing giving way to two bedrooms and the family bathroom and comprises a loft hatch and airing cupboard.

### Bedroom One

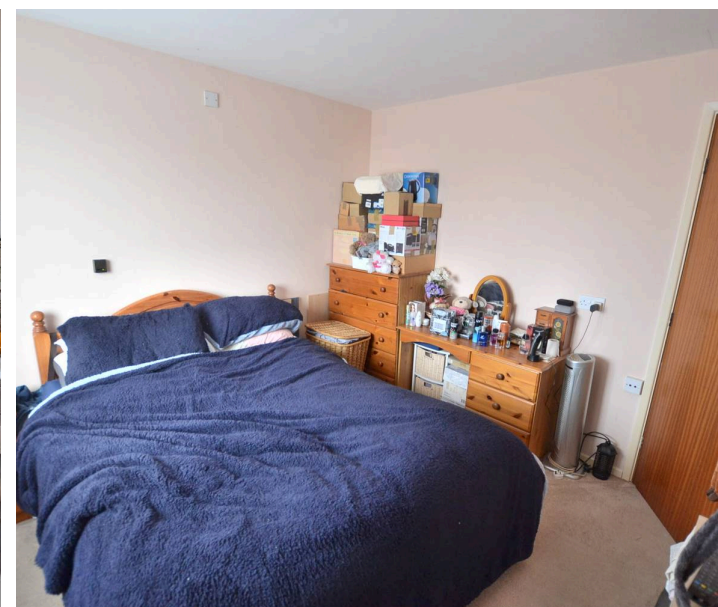
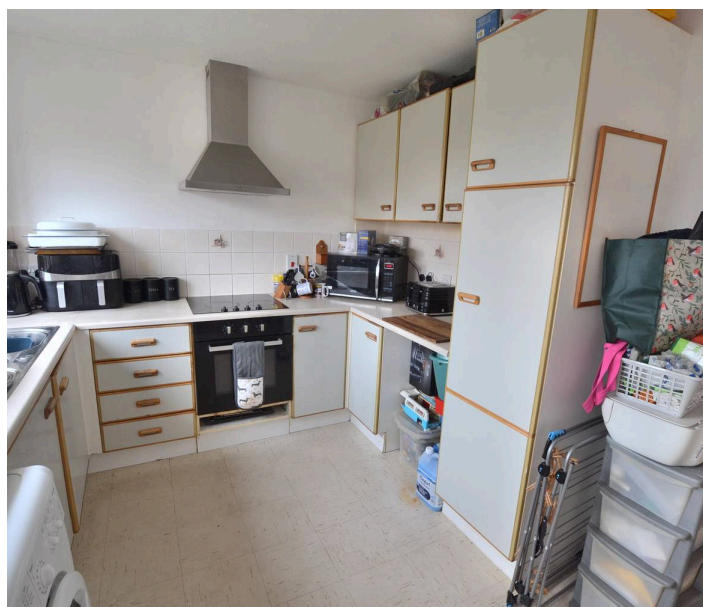
10' 6" x 11' 2" (3.20m x 3.40m)

Having a uPVC double glazed window to front.

### Bedroom Two

11' 5" x 7' 4" (3.48m x 2.24m)

Having a uPVC double glazed window to rear.



**Bathroom**

5' 9" x 6' 1" (1.75m x 1.85m)

This three piece suite comprises a low level w.c, panelled bath with shower over, pedestal wash hand basin, vinyl flooring and having uPVC double glazed window to rear.

**Rear Garden**

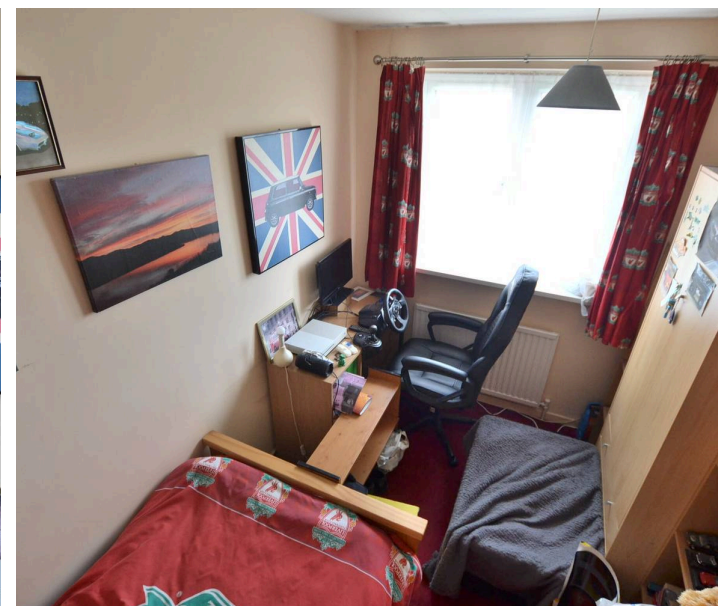
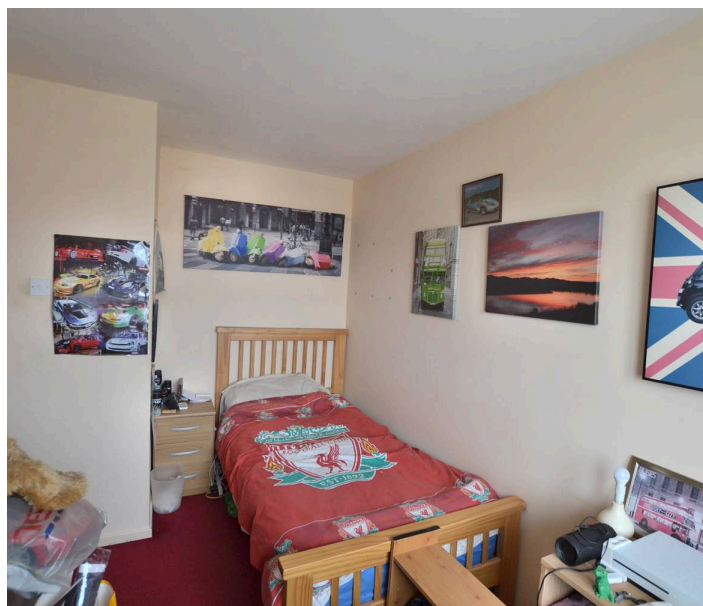
Having a paved seating area giving way to a lawn surrounded by timber close board fence panelling and having a timber framed garden shed.

**Front Garden**

Having lawn with pathway leading to the front door.

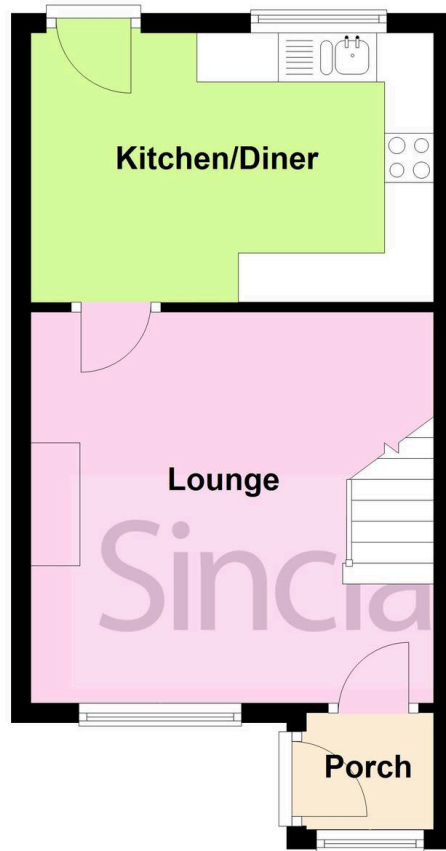
**Driveway**

Offering off road parking for multiple vehicles.

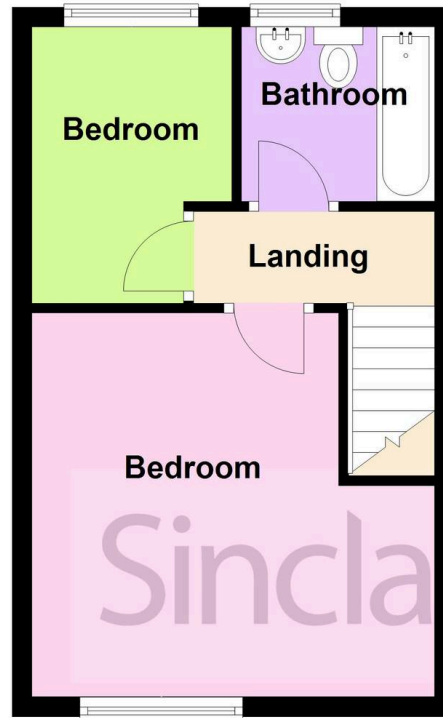




**Ground Floor**



**First Floor**





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.