



## Bassett Street, South Wigston

£195,000 Freehold

Well-presented three-bedroom mid-terraced home in South Wigston, offering two reception rooms, a modern kitchen, ground floor shower room and a generous rear garden, close to local amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



0116 288 4888





### Reception Room One

16' 4" x 11' 4" (4.97m x 3.45m)

Entered via a double-glazed front door; features natural light through a double-glazed bay window to the front elevation. Includes a chimney breast, meter cupboard, coved ceiling, TV point, and radiator.

### Reception Room Two

12' 0" x 10' 11" (3.67m x 3.34m)

Features double-glazed French doors providing views and access to the rear garden, wood-effect laminate flooring, a TV point, and a radiator. Provides access to the kitchen.

### Kitchen

9' 8" x 6' 2" (2.94m x 1.88m)

Features a double-glazed window to the side elevation and a range of well-maintained grey gloss base and wall units with rolled-edge laminate work surfaces. Includes a sink/drainage with mixer tap, integrated four-ring gas hob and oven, and plumbing for a washing machine. Access to the lobby.



## **GARDEN**

Features a slab patio seating area leading to a well-maintained lawn and a well-maintained fence perimeter.

## **FRONT GARDEN**

Foregarden frontage with AstroTurf lawn.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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