



**11 Acorn Way, Wigston**  
**£190,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 11 Acorn Way

Wigston

Modern 2-bed mid-terrace in a convenient location. Features fitted kitchen, bright lounge, spiral stairs, bathroom, low-maintenance garden, shed and parking. Ideal for first-time buyers or investors. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Ideal for first time buyers or investors
- Contemporary kitchen with integrated appliances
- Bright lounge with tiled flooring and patio doors to garden
- Two double bedrooms with fitted wardrobes
- Modern bathroom with bath and electric shower
- Low-maintenance rear garden with useful storage shed
- Off-road parking for one vehicle



# 11 Acorn Way

## Wigston

This modern mid-terraced home offers an excellent opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a low-maintenance, well-located rental property.

Situated in a popular and convenient location close to local schools, shops and amenities, the property is well presented throughout and ready to move into. The ground floor comprises a contemporary fitted kitchen equipped with a range of integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine, providing a practical and stylish cooking space. To the rear, the bright and spacious lounge features attractive tiled flooring and patio doors that open directly onto the garden, creating a light-filled living area ideal for relaxing or entertaining.

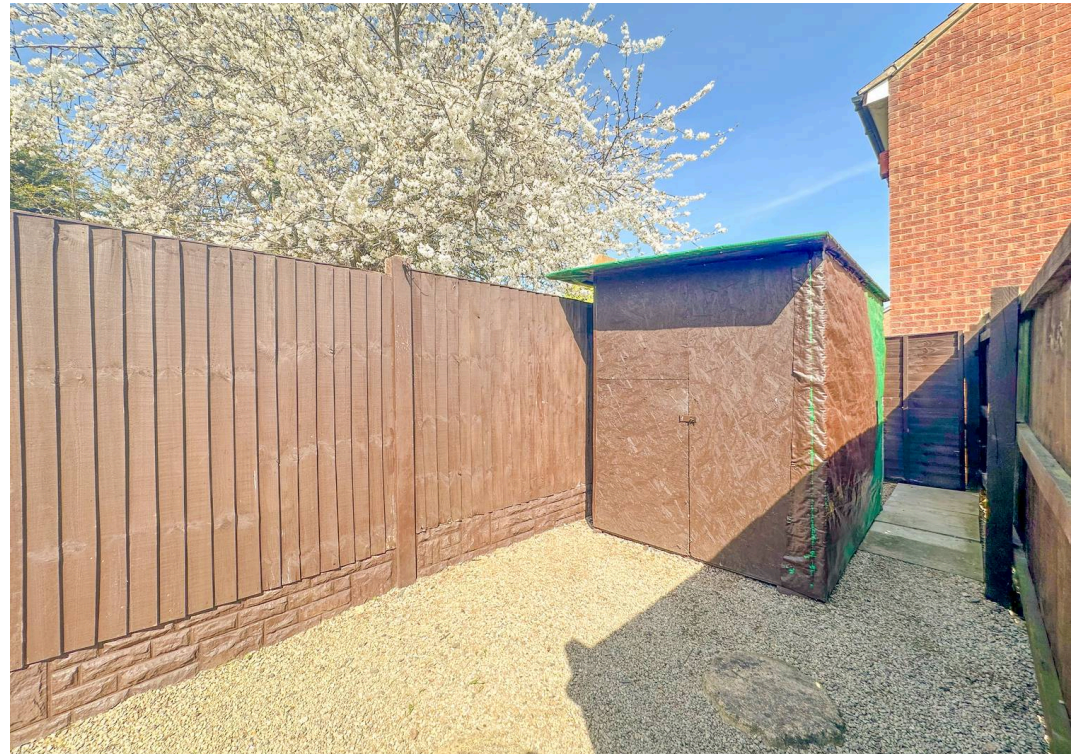
A modern spiral staircase leads to the first floor, where there are two generously sized double bedrooms, both finished with carpets and complemented by curtains and fitted wardrobes, offering excellent storage. The accommodation is completed by a well-appointed bathroom fitted with a bath and electric shower.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor dining or easy upkeep, along with a useful garden shed for additional storage. Off-road parking for one car adds to the practicality of this appealing home.

With its modern finish, convenient location and strong rental potential, this property is sure to attract significant interest. Early viewing is highly recommended to fully appreciate what this home has to offer.







**Approximate Gross Internal Area  
53.6 sq. m. (576 sq. ft.)**



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co [orders@asbuillenergysurveys.co.uk](mailto:orders@asbuillenergysurveys.co.uk)

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