



16 Acorn Way  
Wigston, LE18 3YA



Mercedes Barker  
Partnered With  
**Simpsons**  
Property Experts

Set within the popular Wigston Meadows area, this spacious two-bedroom semi-detached home offers an excellent opportunity for first-time buyers and investors alike. Well-proportioned accommodation, generous gardens and off-road parking make this an appealing choice for those looking for a comfortable first home or a strong addition to their property portfolio.

The property opens into an entrance porch leading to a fitted kitchen (3.76m x 2.16m). To the rear, the generous lounge (4.83m x 3.76m) provides a welcoming living space with French doors opening onto the garden, while a spiral staircase leads to the first floor.

Upstairs are two double bedrooms, with Bedroom One measuring 3.76m x 2.54m and Bedroom Two 2.92m x 2.24m, together with a family bathroom (2.16m x 1.40m).

Outside, the established front garden features gravel, mature flowerbeds and shrubs, with a paved driveway providing useful off-road parking. The good-sized rear garden offers a combination of lawn, flowerbeds and a tiered patio seating area, together with a shed, fenced boundaries and convenient side access.

#### Rooms & Measurements

Kitchen – 3.76m x 2.16m

Lounge – 4.83m x 3.76m

Bedroom One – 3.76m x 2.54m

Bedroom Two – 2.92m x 2.24m

Bathroom – 2.16m x 1.40m

For first-time buyers, the property offers a fantastic opportunity to secure a spacious two-bedroom home with excellent outdoor space and parking. Investors can benefit from an established tenancy, with the property having the option to be sold with a tenant in situ and offering a potential rental yield of 6.29%.

Conveniently located for everyday amenities along Kelmarsh Avenue and further facilities in Wigston Magna, with local schools, regular bus services to Leicester City Centre and Brocks Hill Country Park all within easy reach.

A versatile property offering both an appealing home and attractive investment potential. Internal viewing is highly recommended.

Offers in excess of £200,000



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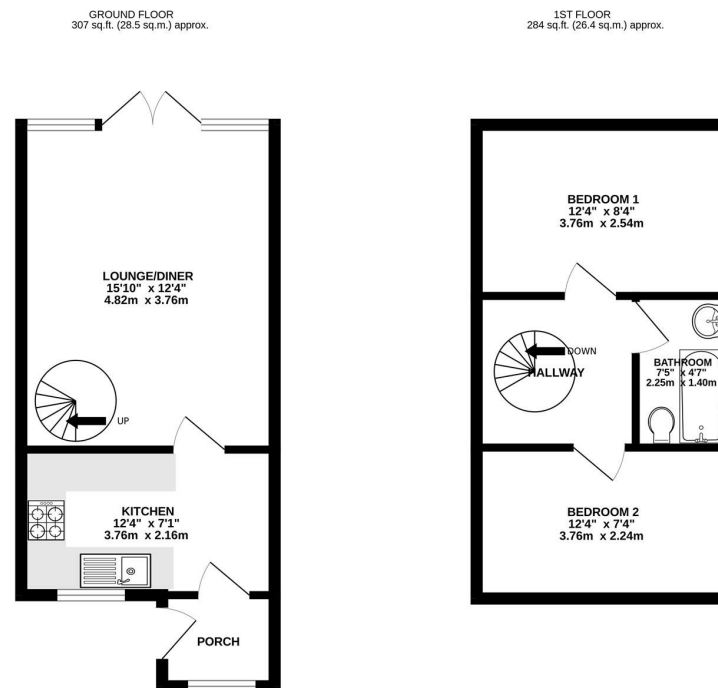


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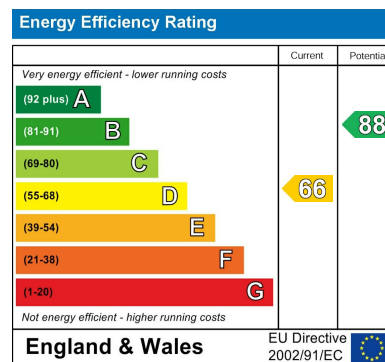
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TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

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