



## Leopold Street, Wigston

In Excess of £195,000

Located on Leopold Street within South Wigston is this period BAY FRONTED terrace. The property provides accommodation over two floors to include two reception rooms, a kitchen, TWO DOUBLE BEDROOMS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Reception Room One**

15' 2" x 11' 3" (4.63m x 3.43m)

Maximum measurement. With double glazed bay window to the front elevation, chimney breast with inset living flame gas fire, ceiling coving, TV point, radiator.

### **Reception Room Two**

11' 11" x 11' 3" (3.62m x 3.43m)

With double glazed window to the rear elevation, chimney breast with cast iron coal fire, door leading to stairs to first floor, radiator, door to the kitchen.

### **Kitchen**

13' 1" x 5' 11" (4.00m x 1.80m)

This space features double-glazed windows and a side door, bringing in plenty of natural light. It's fitted with wall and base units topped with a work surface, along with spotlights overhead. There's a sink and drainer with a mixer tap, plus an inset four-ring gas hob and oven with an extractor hood and splashback. You'll also find plumbing for a washing machine, as well as room for a fridge and a freezer. Part-tiled walls and a radiator complete the room.



### **First Floor Landing**

With loft access, radiator.

### **Bedroom One**

12' 11" x 12' 0" (3.94m x 3.66m)

With double glazed window to the front elevation, built-in cupboard, chimney breast, radiator.

### **Bedroom Two**

12' 0" x 9' 11" (3.67m x 3.02m)

With double glazed window to the rear elevation, chimney breast, built-in over stairs cupboard, radiator.

### **Bathroom**

13' 1" x 5' 11" (4.00m x 1.81m)

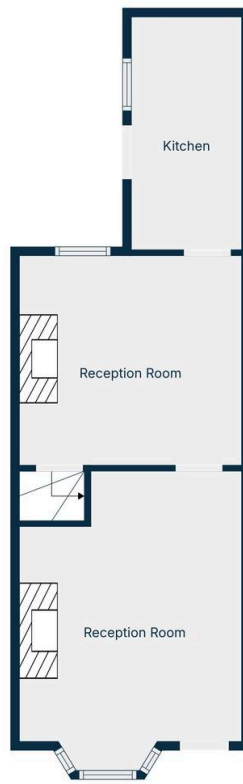
With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hash hand basin, part tiled walls, built-in cupboards, airing cupboard, splash backs, radiator.

### **Front Garden**

Front forecourt.

### **Rear Garden**

With paved patio area, AstroTurf lawn, fencing to perimeter.



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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