



16 Acorn Way
Wigston, LE18 3YA



Mercedes Barker
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Property Experts

This attractive and spacious two-bedroom semi-detached property situated within the popular Wigston Meadows area. Sold with a tenant in situ and offering a potential rental yield of 6.29%, this property presents an excellent opportunity for investors seeking an established rental investment.

The property briefly comprises an entrance porch leading into a fitted kitchen, with a generous lounge to the rear featuring French doors opening onto the garden and a spiral staircase rising to the first floor. Upstairs are two double bedrooms and a family bathroom.

- Ground Floor
- Entrance Porch
- Fitted Kitchen– 3.76m x 2.16m
- Spacious Lounge– 4.83m x 3.76m

- First Floor
- Bedroom One– 3.76m x 2.54m
- Bedroom Two– 2.92m x 2.24m
- Family Bathroom– 2.16m x 1.40m

Front Garden

An attractive established garden featuring a gravelled area with flowerbeds and shrubs, steps leading to a paved pathway and front entrance. A paved driveway provides off-road parking.

Rear Garden

A good-sized, established rear garden with tiered patio seating area, lawn, flowerbeds and shrubs. The garden also benefits from a shed, fenced boundaries and side access leading to the front of the property.

An excellent investment opportunity, sold with a tenant in situ and offering a potential rental yield of 6.29%. Internal viewing is highly recommended.

Conveniently located, the property is within easy reach of everyday amenities along Kelmarsh Avenue, with additional facilities available in Wigston Magna. Families will appreciate the proximity to reputable local schools, such as Meadow and Glenmere Community Primary Schools. For those commuting, regular bus services connect to Leicester City Centre, while the nearby Brocks Hill Country Park offers a delightful escape into nature.

This property is a true gem, and internal viewing is highly recommended to fully appreciate the accommodation and its prime location.

Asking price £210,000



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More Photos

Coming soon

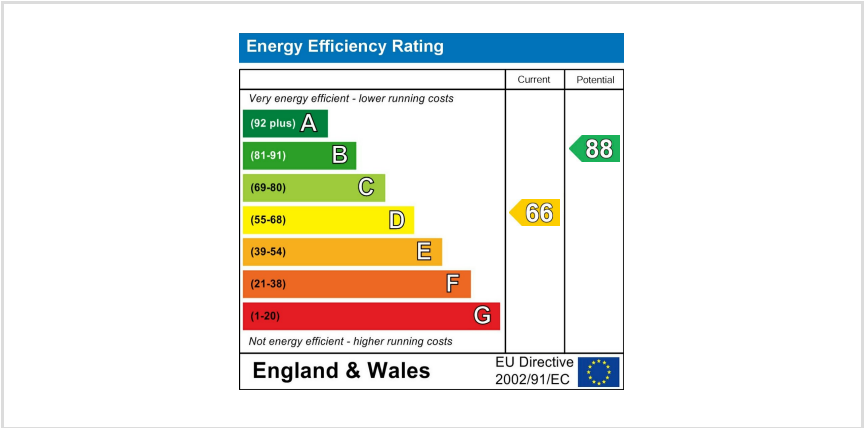
Contact us now to register your interest or arrange a viewing.

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