



17 Acorn Way
Wigston, LE18 3YA



Mercedes Barker
Partnered With
Simpsons
Property Experts

Nestled within a quiet cul-de-sac on Acorn Way, Wigston, this beautifully presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers and investors alike.

Thoughtfully renovated and finished with contemporary décor throughout, the property provides approximately 560 sq ft of well-planned accommodation. The modern fitted kitchen offers a stylish and practical space, while the spacious lounge/diner is ideal for relaxing, dining and entertaining. A contemporary shower room and recently installed boiler further enhance the property.

For first-time buyers, this attractive home offers a fantastic opportunity to step onto the property ladder, with modern interiors, a manageable layout and excellent outside space. For investors, the property offers an attractive rental yield of approximately 5.7%, with potential to increase to 6.3%, and can be sold with tenants in situ.

Rooms & Measurements

Kitchen – 2.28m x 3.92m

Lounge/Diner – 4.55m x 5.04m

Master Bedroom – 2.68m x 4.10m

Bedroom Two – 2.22m x 3.82m

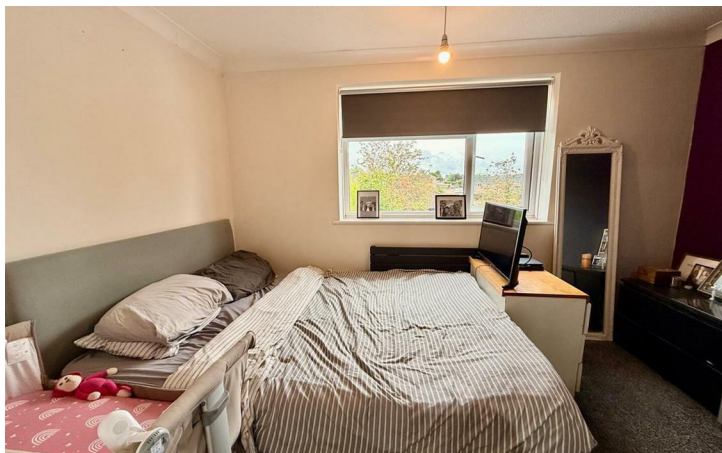
Shower Room – 1.48m x 2.88m

Outside, the property benefits from a driveway providing parking for two cars and a landscaped rear garden, offering a generous private space for relaxing or entertaining.

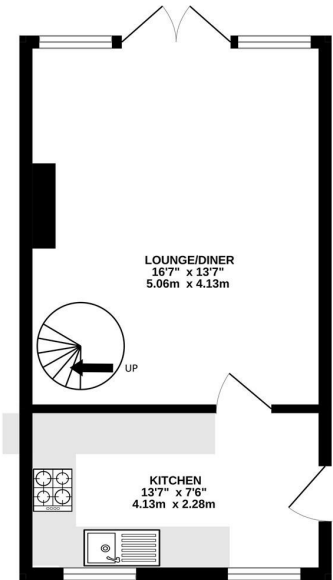
Conveniently located for everyday amenities on Kelmarsh Avenue and further facilities in Wigston Magna, with local schools including Meadow and Glenmere Community Primary Schools nearby. Regular bus services provide links to Leicester City Centre, while Brocks Hill Country Park offers an excellent nearby green space.

An ideal first home or investment opportunity, combining modern presentation, practical accommodation and strong rental potential.

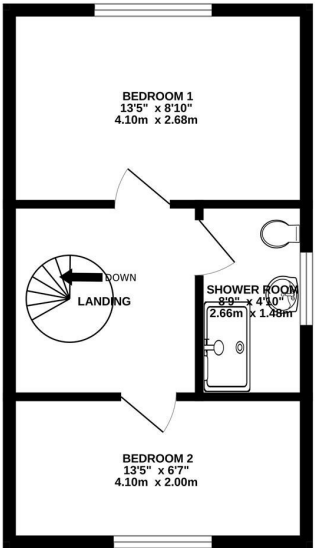
Asking price £210,000



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

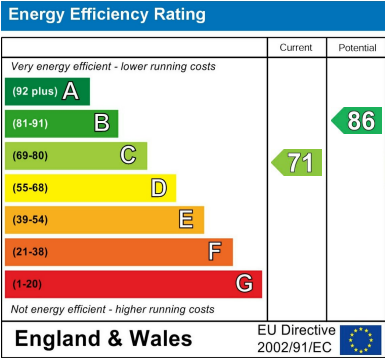


1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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