



26 Railway Street, Wigston, Leicestershire, LE184QE

MOORE
& YORK



Property at a glance:

- Beautifully Presented Home
- Excellent Fusion Character & Contemporary Living
- Lounge.Dining Room & Kitchen/Breakfast Room
- Three Bedrooms & Shower Room
- Easy Access Local Facilities
- Easily Maintainable Well Presented Gardens
- Ideal For Young And Growing Family

£240,000 Freehold



Beautifully presented bay windowed Victorian semi detached home which is presented with great care and attention to provide a perfect fusion of contemporary and character living. This lovely home is nicely positioned offering easy access to local facilities and within a short drive of the excellent range of amenities offered by the Wigston Town and the South Wigston train station with direct links to Birmingham. The accommodation benefits from double glazing and central heating and the well planned accommodation briefly comprises lounge with feature solid fuel burner, dining room with display chimney recess, display shelved inner hallway and well fitted kitchen/breakfast room to the ground floor and to the first floor spacious master bedroom, two further bedrooms and shower room and stands with easily maintainable nicely presented gardens to rear. We highly recommend an internal viewing to appreciate the style and calibre of accommodation provided.

DETAILED ACCOMMODATION

Composite door leading to;

LOUNGE

13' 10" x 11' 5" (4.22m x 3.48m) Feature solid fuel burner set in chimney recess with beam mantle and tiled hearth, radiator, UPVC sealed double glazed bay to front aspect, TV point, meter cupboard.

INNER LOBBY

Stairs leading to first floor accommodation..

DINING ROOM

13' 11" x 10' 5" (4.24m x 3.17m) Feature exposed brick display recess, UPVC sealed double glazed French doors to rear garden, radiator, understairs cupboard.

INNER HALLWAY

Feature shelving, sealed double glazed door to rear garden.





KITCHEN/BREAKFAST ROOM

13' 9" x 6' 9" (4.19m x 2.06m) Fitted in a range of cottage style units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and five piece gas burner with extractor fan over set in stainless steel hood, designer radiator, breakfast bar, UPVC sealed double glazed window, plumbing for washing machine.



FIRST FLOOR LANDING

Large loft access, radiator.

BEDROOM 1

13' 2" x 12' 0" (4.01m x 3.66m) Double radiator, cast iron fire surround, UPVC sealed double glazed bay window.

BEDROOM 2

11' 5" x 11' 10" (3.48m x 3.61m) Double radiator, cast iron fire surround, UPVC sealed double glazed bay window.

BEDROOM 3

9' 6" x 6' 9" (2.90m x 2.06m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

7' 11" x 4' 0" (2.41m x 1.22m) Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, heated towel rail.

OUTSIDE

To the rear there is a side patio seating area leading to lawns and rear decked seating area. Evergreen and pebbled garden to front.

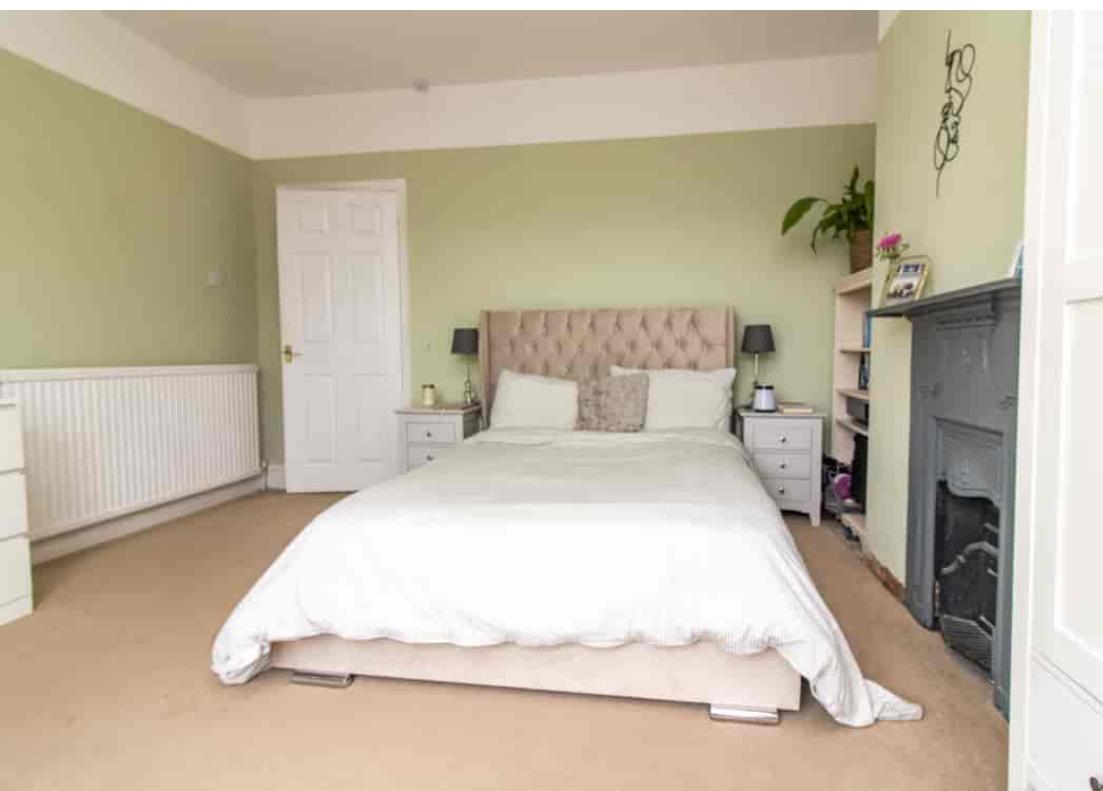
SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

A warm, glowing yellow light fixture hangs from the ceiling, casting a soft light over the hallway.





MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

EPC RATING

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COUNCIL TAX BAND

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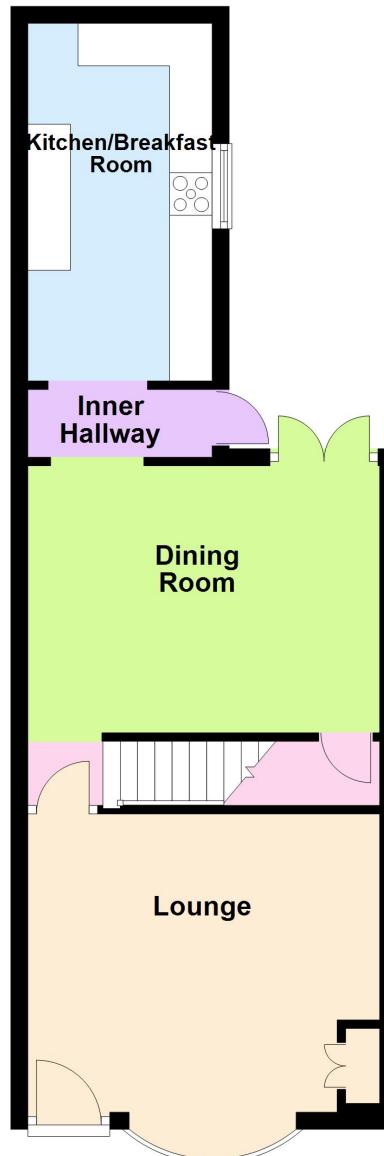
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

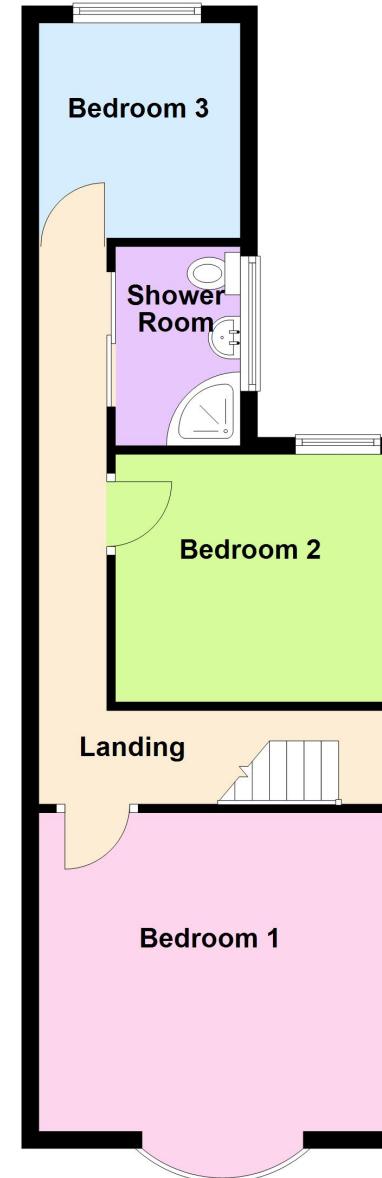
PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

