



## 28 Healey Street, Wigston, Leicestershire. LE18 4PX

- Stunning Two Bedroom Mid Terrace Property
- Sought After South Wigston Location
- Superbly Presented Throughout
- 29ft Living/Dining Room, Kitchen, Utility Lobby
- Landing, Large Master Bedroom, Second Bedroom
- Feature Family Bathroom With Separate Shower Cubicle
- Gas Fired Central Heating System, Double Glazing
- Attractive Well Designed Rear Garden
- Internal Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band A



## PROPERTY DESCRIPTION

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Stunning mid terrace property. Located in the popular location of South Wigston this property really is a one off and presented to a fantastic standard throughout. Ideal first time, professional or investment buy. Internal viewing is essential to appreciate this beautiful home. The property comprises of a social 29ft living/dining room with front bay window, stairs leading to the first floor and open access from the front dining area to the rear living area with rear window and access to the kitchen. The kitchen is fitted with a range of base and wall units with fitted oven and hob, plumbing for appliance and tile flooring, there is open access to the rear utility lobby with a side door leading to the garden. To the first floor the landing gives access to the front large master bedroom which has been well designed and offers plenty of space. The second bedroom in the centre of the property makes an ideal childrens bedroom or family study. To the rear of the property is a feature family bathroom, elegantly designed it benefits from a claw/ball bath, wc and sink and a separate shower cubicle. The property further benefits from gas fired central heating and double glazing. Externally the rear garden is a real feature of the property accessed via the side gate there is a patio area, step upto to faux grass area and in turn a top sociable decking area, fenced sides. EPC rating D, Council tax is band A.



## ROOM DESCRIPTIONS

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### Living/Dining Room

29' 0" max into bay area x 11' 4" (8.84m x 3.45m)

### Kitchen

12' 7" x 5' 9" (3.84m x 1.75m)

### Utility Lobby

6' 3" x 5' 5" (1.91m x 1.65m)

### Landing

### Master Bedroom

15' 1" x 13' 0" max red to 9'5" (4.60m x 3.96m)

### Bedroom

11' 8" x 9' 5" max into rec (3.56m x 2.87m)

### Family Bathroom

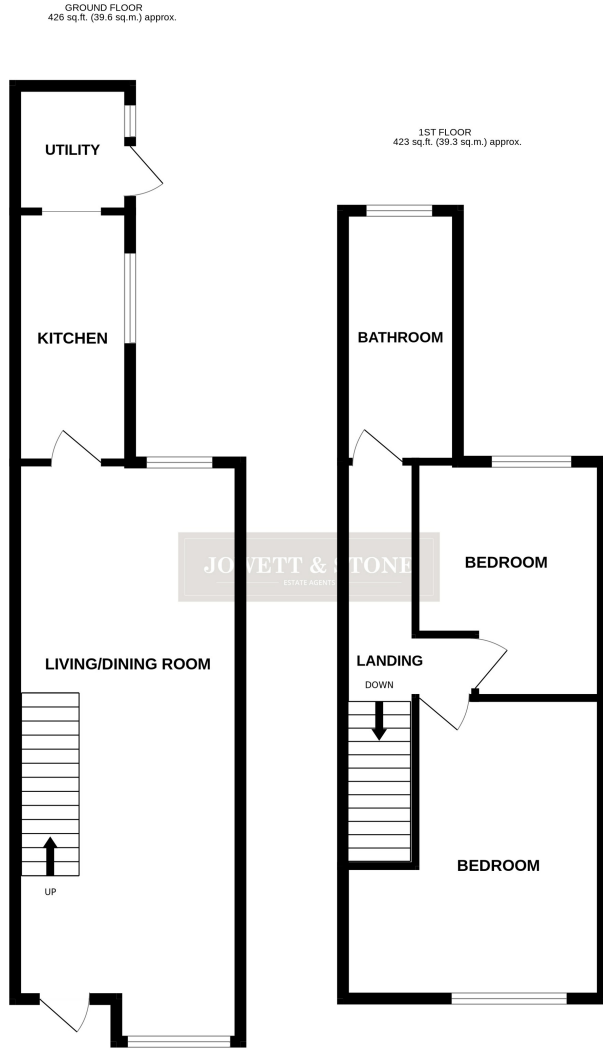
12' 9" x 5' 10" (3.89m x 1.78m)

### External

### Rear Garden



# FLOORPLAN & EPC



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>82</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>62</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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