

SOLD STC

£180,000 Freehold



29 Leopold Street, Wigston, Leicestershire. LE18 4SX

- Well Presented Two Bed Mid Terrace Property
- Ideal First Time or Investment Buy
- Front And Rear Reception Rooms, Kitchen, Utility & WC
- Landing, Two Double Bedrooms & Bathroom
- Gas Fired Central Heating System & Double Glazing
- Low Maintenance Rear Garden
- Early Internal Viewing Highly Recommended
- EPC Rating Awaited & Council Tax Band A



PROPERTY DESCRIPTION

A well presented two double bedroom mid terrace property located in the popular location of South Wigston. An ideal investment or first time buy, early viewing comes highly recommended. The property comprises of front and rear reception rooms with central stairs leading to the first floor accommodation, rear kitchen area fitted with modern high gloss base units and having side elevation window, there is a utility area with ample storage, a side door leading to the garden and also access to the ground floor WC. To the first floor the landing gives access to the two good size double bedrooms both benefitting from built in storage & large bathroom with both bath and separate shower cubicle. The property has gas fired central heating and double glazing. Externally the low maintenance rear garden has a slabbed patio area, and fenced sides, there is a shared side access leading to the front. EPC rating awaited and Council tax is band A.



ROOM DESCRIPTIONS

Lounge

13' 10" into bay x 11' 3" max (4.22m x 3.43m)

Dining Room

11' 11" x 11' 3" max (3.63m x 3.43m)

Kitchen

12' 11" x 5' 11" (3.94m x 1.80m)

Utility Room

9' 3" x 5' 11" (2.82m x 1.80m)

WC

5' 11" x 2' 10" (1.80m x 0.86m)

Bedroom

12' 6" into robes x 11' 11" (3.81m x 3.63m)

Bedroom

12' 0" x 9' 10" (3.66m x 3.00m)

Bathroom

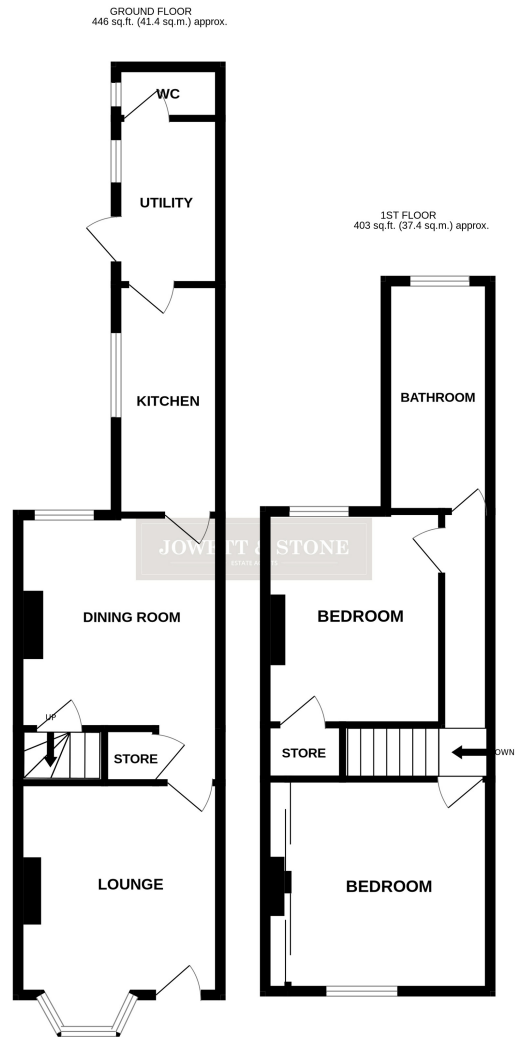
12' 11" x 5' 11" (3.94m x 1.80m)

External

Rear Garden



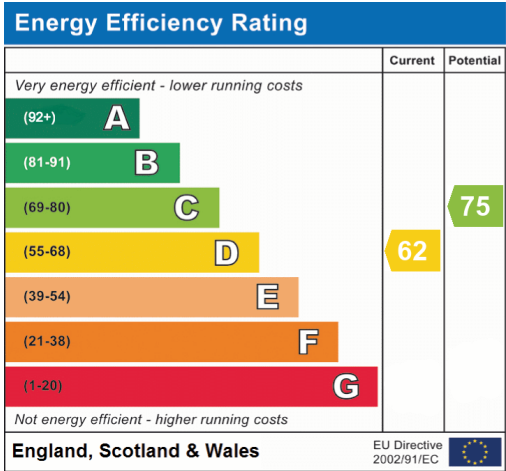
FLOORPLAN & EPC



TOTAL FLOOR AREA : 849 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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