



JOWETT & STONE
ESTATE AGENTS



48 Wigston Street, Countesthorpe, Leicester LE8 5RQ

£210,000 - Freehold

Property Summary

Pretty two bedroom cottage style property in a sought after location in Countesthorpe. The property has a really cosy feel throughout and comprises of front living room with entrance door and front bay shelf window. The kitchen is fitted with a range of base and wall units, Belfast style sink unit, fitted oven/hob/extractor, integrated fridge/freezer. There are stairs leading to the first floor and open access to the rear dining room/extension with pitch roof with velux window and rear bi fold doors leading to the rear enclosed garden. To the first floor the landing area gives access to the master bedroom, second bedroom, shower room and separate rear wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a small forecourt, there is a shared side entrance leading to the rear garden. The rear garden has a paved patio area, store and covered seating area with IP power supply, fence/wall surround. An internal viewing is highly recommended to appreciate. EPC rating is D and Council tax is band A.

Features

- Pretty Two Bedroom Cottage Style Terrace
- Front Lounge, Fitted Kitchen
- Rear Extended Dining Area with Bi Fold doors leading to the Rear Garden
- Landing, Two Bedrooms, Shower Room, Sep Wc
- Gas fired Central Heating System, Double Glazing
- Attractive Enclosed Rear Garden Area
- Viewing Highly Recommended
- EPC Rating D & Council Tax Band A

Room Descriptions

Lounge

10' 2" into rec x 12' 0" (3.10m x 3.66m)

Kitchen

10' 5" max into rec x 9' 7" (3.17m x 2.92m)

Dining Area

8' 7" x 9' 4" (2.62m x 2.84m)

Landing

Bedroom

10' 9" into rec x 12' 1" (3.28m x 3.68m)

Bedroom

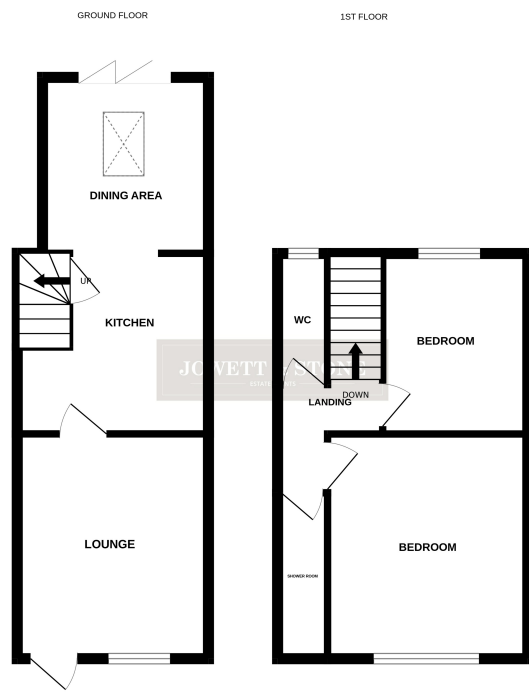
7' 9" into rec x 9' 7" (2.36m x 2.92m)

Shower Room

Sep WC

External

Rear Garden



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, 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 layout, contents and appearance shown here are not intended to be taken as a guarantee as to the operability or efficiency of the goods shown.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC