

SOLD STC

£185,000 Freehold



27 Mablowe Field, Wigston, Leicestershire. LE18 3UJ

- Well Presented Two Bed Mid Townhouse
- Sought After Cul De Sac Location In Wigston Harcourt
- Ent Hall, Good Size Living Room With Doors to Garden, Front Kitchen
- Landing, Two Bedrooms, Family Bathroom
- Allocated Car Parking
- Rear Garden
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

A well presented two bedroom mid townhouse conveniently located close to local amenities in the popular area of Wigston Harcourt. Approached via a small front garden area with outside store, the front door leads into the welcoming entrance hall with stairs to first floor. The kitchen located to the front of the property is fitted with contemporary base and wall units, there is a good size living/dining room having a large storage cupboard and double doors leading out to the rear garden. Upstairs the landing leads to two bedrooms (the principal bedroom having built in robes) and a family bathroom. Outside to the front there is allocated parking and access at the end of the row to the rear garden area which has a lawn, patio and fence surround. Viewing is recommended. EPC rating D, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Kitchen

9' 9" x 5' 11" (2.97m x 1.80m)

Living/Dining Room

14' 7" x 12' 5" max (4.45m x 3.78m)

Landing

Bedroom

12' 4" x 9' 11" to front of robes (3.76m x 3.02m)

Bedroom

10' 2" plus rec x 6' 1" (3.10m x 1.85m)

Family Bathroom

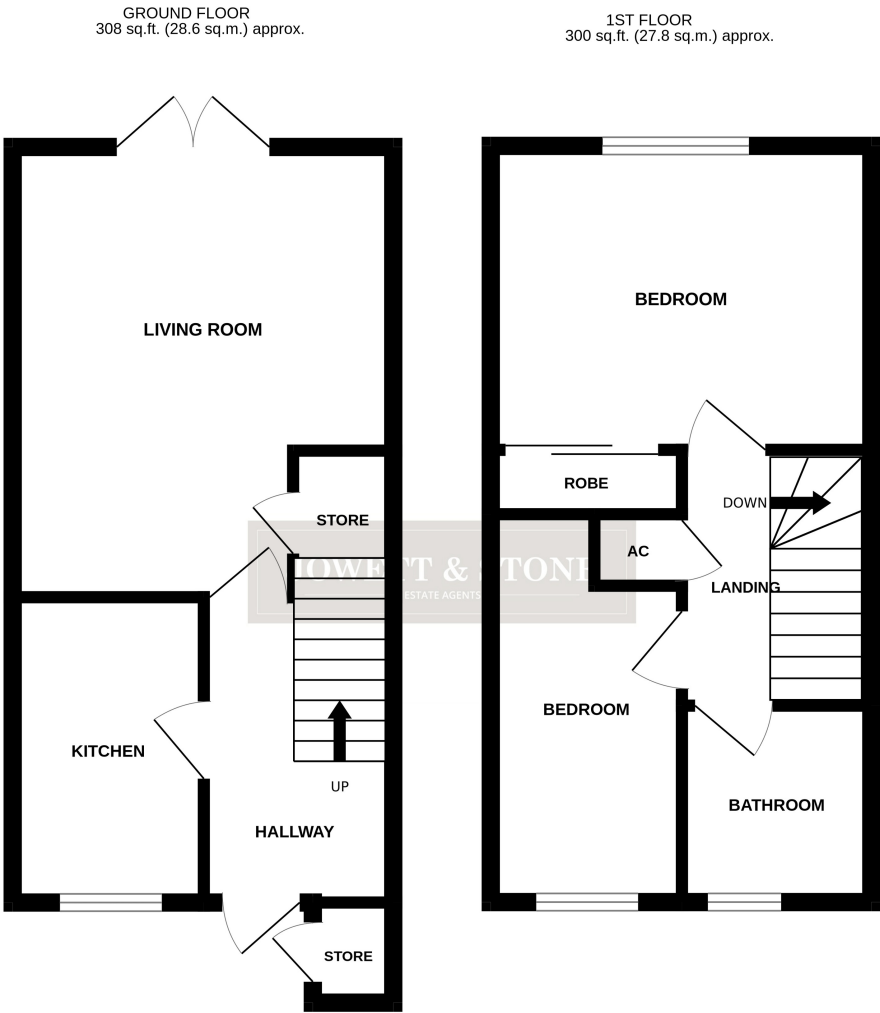
6' 4" x 5' 11" (1.93m x 1.80m)

External

Rear Garden



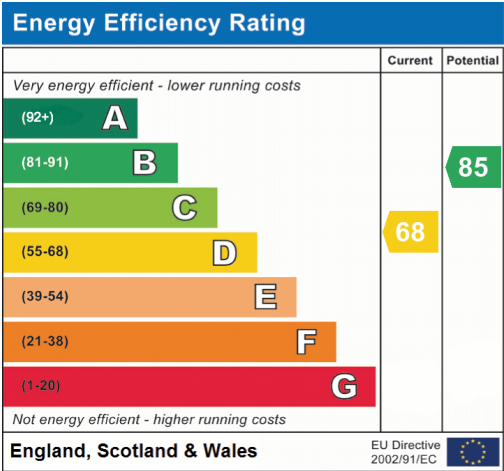
FLOORPLAN & EPC



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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