

TO  
LET



27 Acorn Way, Wigston, Leicester, Leicestershire LE18 3YA

£995 pcm



77, Main Street, Broughton Astley, Leicester, LE9 6RE  
01455 285555 [lettings@davidrobinsonestates.co.uk](mailto:lettings@davidrobinsonestates.co.uk)



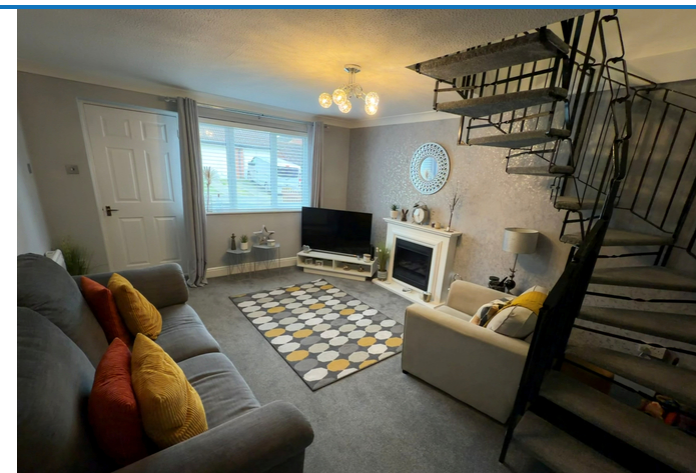


## PROPERTY DESCRIPTION

Don't Miss Out! This immaculate two-bedroom mid-townhouse offers well-presented accommodation throughout. The property briefly comprises an entrance porch, a spacious lounge, and a modern fitted breakfast kitchen. To the first floor, there is a landing leading to two well-proportioned bedrooms and a contemporary bathroom. Further benefits include double glazing, a garage, and attractive gardens to both the front and rear. An internal viewing is highly recommended to fully appreciate the quality and presentation of this lovely home.

## POINTS OF INTEREST

- *Town House*
- *Two Bedrooms*
- *Lounge*
- *Breakfast Kitchen*
- *Garage*
- *Bathroom*
- *Garden*



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

UPVC double glazed window, storage heater and electric fire.

#### Kitchen

UPVC double glazed window and door and storage heater, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainers.

### First Floor

#### Bedroom One

UPVC double glazed window to rear aspect and storage heater.

#### Bedroom Two

UPVC double glazed window to rear aspect and storage heater.

#### Bathroom

Fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over.

#### Additional Notes

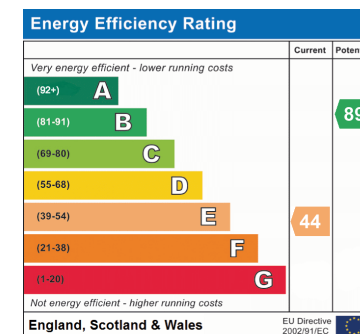
Council tax band B (Oadby & Wigston District Council)

Standard Brick Construction / Tiled Roof

Connected to water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of.





Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.