



## HERRICK WAY

Wigston Harcourt, Leicester, LE18 3LR

Offers in Excess of £180,000

Knightsbridge

ESTATE AGENTS & VALUERS

Situated within the popular district of Wigston Harcourt is this stylish appointed and extended townhouse. The property has a charming kerb appeal and offers a great flow of accommodation over two floors with a fitted kitchen, a light and airy extended through lounge with bi-folding doors leading out to the rear garden. The first floor offers access to two beautifully decorated bedrooms and a well-appointed three-piece family bathroom. Outside enjoys a well-maintained frontage with pathway leading to the front door, whilst the rear provides an excellent outdoor space with a low-maintenance rear garden. The property also benefits from off-road parking leading to an up and over door garage. Viewing comes with the agent's highest recommendation to fully appreciate this lovely property.

The property is perfectly situated for everyday amenities within Wigston Magna including Sainsbury's and Aldi supermarkets and popular local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.



- Stylish Extended Townhouse
- Gas Central Heating and Double Glazing
- Extended Through Lounge Diner, Fitted Kitchen
- Two Bedrooms, Three-Piece Bathroom
- Beautifully Maintained Rear Garden
- Frontage & Parking Leading to Garage

**Entrance Lobby**

With wood-effect laminated flooring and a radiator.

**Fitted Kitchen 9'8" x 6'8"**

Having a uPVC double glazed window to the front elevation, wood-effect laminated flooring, a range of base and wall units, rolled-edge wood-effect laminated worksurfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks. Integrated appliance includes a four-ring gas hob with extractor over, oven, plumbing for a washing machine and space for a fridge-freezer.

**Extended Through Lounge 23' x 12' minimising to 11'4"**

This stylish light and airy through lounge has plenty of natural light coming through its two Velux windows. bi-folding doors to the rear elevation leading out to the rear garden, impressive wood-effect flooring, living flame gas fire with a natural stone surround and hearth, television point, stairs leading to the first-floor landing, ample under stairs storage and two radiators.

**First Floor Landing**

Providing access to the bedrooms and benefitting from an airing cupboard and loft inspection hatch.

**Bedroom One 12'5" x 11'3"**

This beautifully decorated principal bedroom has a uPVC double glazed window to the rear elevation, built-in wardrobes and a radiator.

**Bedroom Two 11'2" x 5'11"**

Having a uPVC double glazed window to the front elevation, built-in cupboard and a radiator.

**Bathroom 6' x 5'9"**

With a uPVC double glazed window to the front elevation, ceramic tiled flooring, bath with shower over, low-level WC, wash hand basin, tiled splashback and a feature chrome radiator.

**Outside**

**Front**

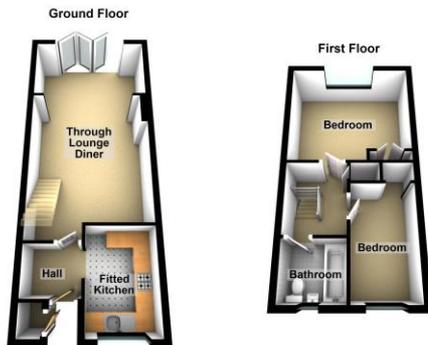
A well-maintained low-maintenance garden with pathway leading to the front door.

**Rear**

Offering an excellent outside space in the form of a low-maintenance rear garden with a slabbed patio seating area, well-maintained lawn and fence perimeter borders.

**Parking & Garage**

The property also benefits from off-road parking and a garage which is located a short distance from the property.



**IMPORTANT NOTE:** The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating - D 64	Potential Rating - B 90

**IMPORTANT NOTE:** We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.