



Moat Street
Wigston Leicester LE18 2GE
Offers in Excess of £180,000

Knightsbridge

ESTATE AGENTS & VALUERS

A great opportunity to purchase this charming and attractive period bay fronted terrace property located on Moat Street within the heart of Wigston. The property provides versatile accommodation over two floors, yet offers scope for additional accommodation such as an extension to the rear or loft conversion providing a third bedroom, subject to necessary planning consent. The accommodation includes two reception rooms, impressive fitted kitchen, first floor with two bedrooms and bathroom. The property also benefits from a forecourt frontage, good size rear garden and parking to the rear. It is the agents opinion that the property would make an ideal family home or investment opportunity on a buy to let basis. Viewing highly recommended.

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



- Gas Central Heating, Double Glazing
- Two Reception Rooms
- Impressive Fitted Kitchen
- First Floor with Two Bedrooms & Bathroom
- Forecourt Frontage, Good Size Rear Garden
- Parking to Rear

Reception Room One 14'4" into bay x 11'

Via uPVC double glazed door, with uPVC double glazed window to the front elevation, wooden floor, chimney breast with wood burning open fire, wooden surround and hearth, ceiling coving, TV point, radiator.

Reception Room Two 11'11" x 11'

With uPVC double glazed window to the rear elevation, wood effect laminate floor, chimney breast, stairs to first floor, radiator.

Impressive Fitted Kitchen 15'6" maximum x 5'11"

With uPVC double glazed windows to the side and rear elevations, double glazed door to rear garden, kitchen comprises: enamel sink, drainer and mixer tap, a range of wall and base units with worksurfaces over, inset four ring gas hob and oven with extractor hood over, plumbing for washing machine, part tiled walls, ceramic tiled floor.

First Floor

With access to the following rooms:

Bedroom One 12'1" x 10'11"

Located to the front of the property, with uPVC double glazed window to the front elevation, chimney breast, radiator.

Bedroom Two 11'10" x 8'

With uPVC double glazed window to the rear elevation, chimney breast, built-in over stairs storage cupboard, radiator.

Bathroom 9' x 6'

With uPVC double glazed window to the rear elevation, bathroom comprises: bath with shower over, low level WC, wash hand basin, part tiled walls, radiator.

Frontage

Front forecourt frontage with paved pathway.

Rear Garden

A good size well maintained rear garden with decked patio area, lawn, paved pathway, fencing to perimeter, summerhouse with power and lighting, gated access to the rear providing access to parking.



Awaiting floorplan

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 - A 00	Potential Rating - A 00

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.