



## Acorn Way

Wigston Meadows Leicester LE18 3YA

Offers in the Region of £200,000

Knightsbridge

ESTATE AGENTS & VALUERS

Knightsbridge are proud to offer this attractive and spacious two bedroom semi-detached property located within the Wigston Meadows area. The property provides an ideal family home to investment opportunity and current includes an entrance porch leading to fitted kitchen, a spacious lounge, first floor with two double bedrooms and family bathroom. Outside enjoys well established front and rear gardens and driveway providing off road parking. Internal viewing highly recommended.

**The property is ideally situated for everyday amenities along Kelmars Avenue and further afield in Wigston Magna and popular local schooling including Meadow and Glenmere Community Primary Schools. Regular bus routes running to and from Leicester City Centre and Brocks Hill Visitor Centre and Country Park are also within reach.**





- Gas Central Heating, Double Glazing
- Entrance Porch, Fitted Kitchen, Spacious Lounge
- First Floor with Two Double Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Driveway Providing Off Road Parking

### Entrance Porch

With storage area, access to:

### Fitted Kitchen 12'4" x 7'1"

With uPVC double glazed window to the front elevation, stainless steel sink and drainer, a range of wall and base units with work surfaces over, integrated gas hob and electric oven, boiler, space for washing machine and tumble dryer, part tiled walls, tiled floor, radiator.

### Spacious Lounge 15'10" x 12'4"

With uPVC double glazed French doors to the rear elevation giving access to rear garden, feature electric log burner, spiral staircase leading to first floor, wooden floor, radiator.

### First Floor

Access to the following rooms:

### Bedroom One 12'4" x 8'4"

A double bedroom with uPVC double glazed window to the rear elevation, radiator.

### Bedroom Two 9'7" x 7'4"

A further double bedroom with uPVC double glazed window to the front elevation, fitted wardrobe, radiator.

### Family Bathroom 7'1" x 4'7"

Comprising: bath with shower over, low-level WC, wash hand basin, part tiled walls, vinyl floor, chrome towel rail/radiator.

### Front Garden

An attractive established front garden with gravelled area having flowerbeds and shrubs, steps leading down to paved pathway and front door, paved driveway providing off road parking.

### Rear Garden

A good size established rear garden with tiered patio seating area, lawn, flowerbeds and shrubs, shed, fencing to perimeter, side access to the front of the property.



# 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.