



11 Acorn Way, Wigston, Leicestershire, LE18 3YA
£190,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

11 Acorn Way

Wigston

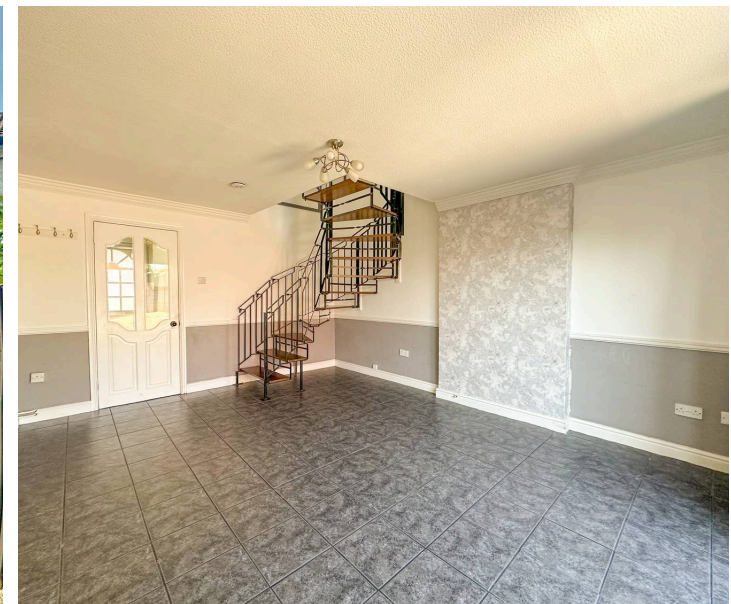
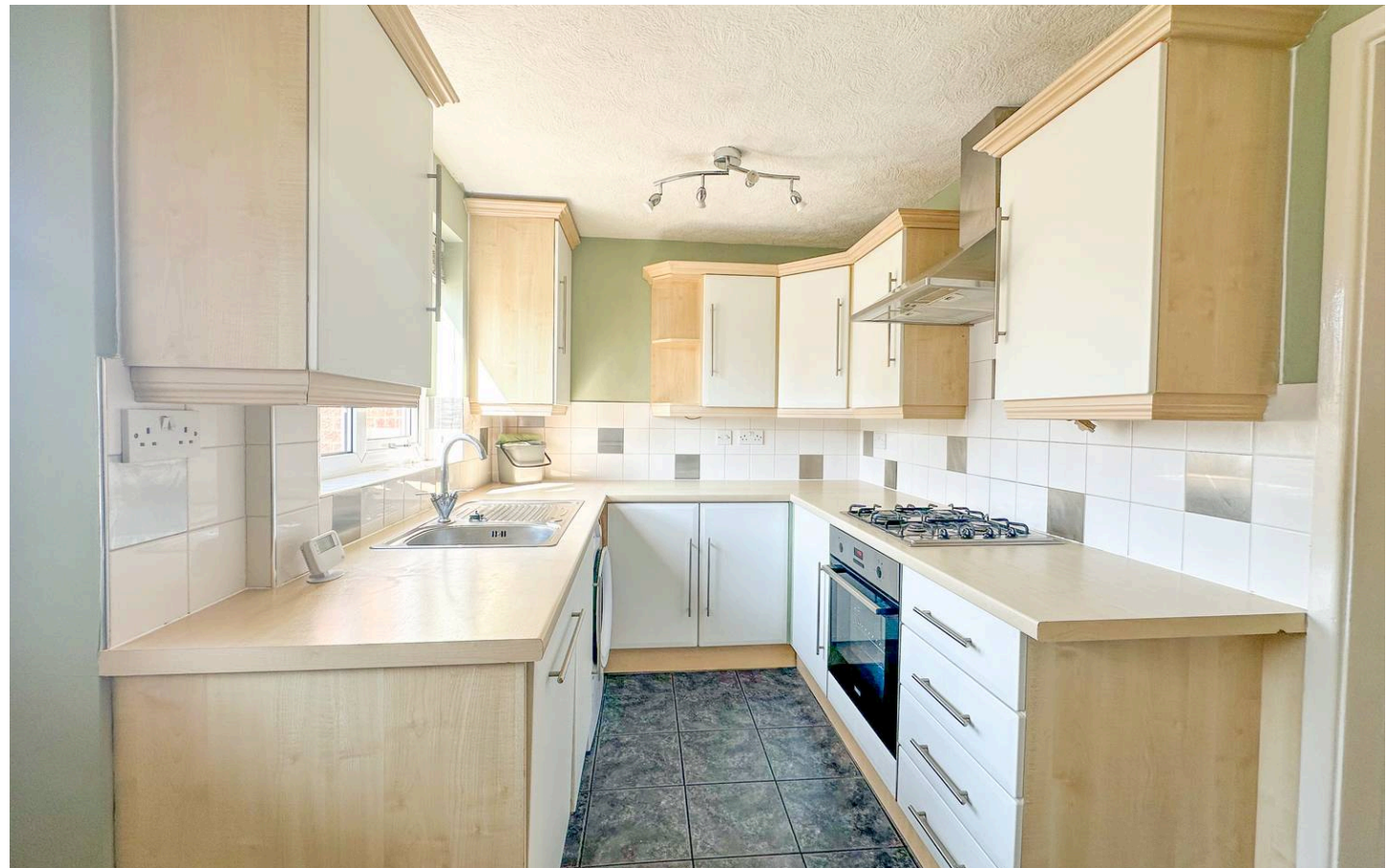
Modern 2-bed mid-terrace in a convenient location. Features fitted kitchen, bright lounge, spiral stairs, bathroom, low-maintenance garden, shed and parking. Ideal for first-time buyers or investors. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Ideal for first time buyers or investors
- Contemporary kitchen with integrated appliances
- Bright lounge with tiled flooring and patio doors to garden
- Two double bedrooms with fitted wardrobes
- Modern bathroom with bath and electric shower
- Low-maintenance rear garden with useful storage shed
- Off-road parking for one vehicle





**Approximate Gross Internal Area
53.6 sq. m. (576 sq. ft.)**



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.