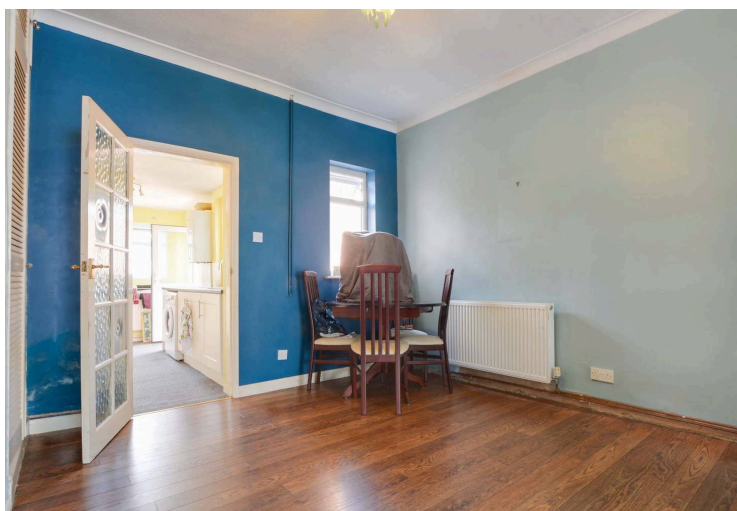




## Cherry Street, Wigston

Offers Over £190,000 Freehold

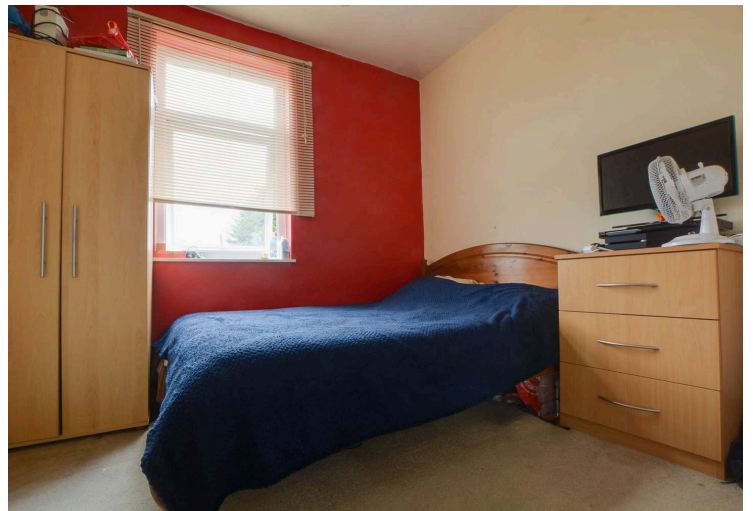
CHAIN-FREE period terrace in South Wigston! Features a spacious through lounge, fitted kitchen, 2 bedrooms, shower room & beautiful mature garden with decked seating. Close to schools & amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Through Lounge Diner**

27' 6" x 11' 10" (8.38m x 3.60m)

Entered via a double-glazed door. Light and airy through lounge diner, boasting plenty of natural light coming through the double-glazed windows to both front and rear elevations. Features wood effect flooring, a chimney breast incorporating an electric fire, a television point, two radiators, and coving to the ceiling.

### **Kitchen**

12' 5" x 7' 3" (3.78m x 2.21m)

Natural light flows through the double-glazed windows to the side and rear elevations. Benefits from a range of well-maintained base and wall units, accompanied by granite-effect, raw-edge laminated work surfaces incorporating a stainless steel sink, drainer, and mixer tap. Integrated appliances include an inset 4-ring gas hob and oven with an extraction hood over it. Plumbing for a washing machine, space for a fridge-freezer, a wall-mounted boiler, a door providing access to the rear garden, and a radiator.



### **Landing**

#### **Bedroom One**

15' 2" x 12' 0" (4.63m x 3.67m)

Spacious principal bedroom boasting plenty of natural light flowing through the two double-glazed windows to the front elevation. Accompanied by built-in wardrobes and a radiator.

#### **Bedroom Two**

9' 4" x 8' 6" (2.85m x 2.60m)

Natural light flowing through the double glazed window to the rear elevation and a radiator.

#### **Three-Piece Shower Room**

12' 2" x 5' 5" (3.71m x 1.65m)

Natural light flows through the double-glazed window to the rear elevation. Features a shower cubicle with a shower screen and a shower head over, a low-level WC, a wash hand basin, and tiled splashbacks.

### **Rear Garden**

Consists of a gravel patio seating area, raised decked seating area, well-maintained mature and established flower beds, and well-maintained borders.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. 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 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.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.