



26 Railway Street, Wigston
£240,000

MOORE
& YORK



26 Railway Street

Wigston, Wigston

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully Presented Home
- Excellent Fusion Of Character & Contemporary Living
- Lounge, Dining Room & Kitchen/Breakfast Room
- Three Bedrooms & Shower Room
- Easily Maintainable & Well Presented Gardens
- Ideal For Young Growing Family
- Easy Access To Local Amenities



Detailed Accommodation

Composite door leading to;

Lounge

13' 10" x 11' 5" (4.22m x 3.48m)

Feature solid fuel burner set in chimney recess with beam mantle and tiled hearth, radiator, UPVC sealed double glazed bay to front aspect, TV point, meter cupboard.

Inner Lobby

Stairs leading to first floor accommodation..

Dining Room

13' 11" x 10' 5" (4.24m x 3.17m)

Feature exposed brick display recess, UPVC sealed double glazed French door s to rear garden, radiator, understairs cupboard.

Inner Hallway

Feature shelving, sealed double glazed door to rear garden.

Kitchen/Breakfast Room

13' 9" x 6' 9" (4.19m x 2.06m)

Fitted in a range of cottage style units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and five piece gas burner with extractor fan over set in stainless steel hood, designer radiator, breakfast bar, UPVC sealed double glazed window, plumbing for washing machine.

First Floor Landing

Large loft access, radiator.

Bedroom 1

13' 2" x 12' 0" (4.01m x 3.66m)

Double radiator, cast iron fire surround, UPVC sealed double glazed bay window.

Bedroom 2

12' 7" x 11' 10" (3.84m x 3.61m)





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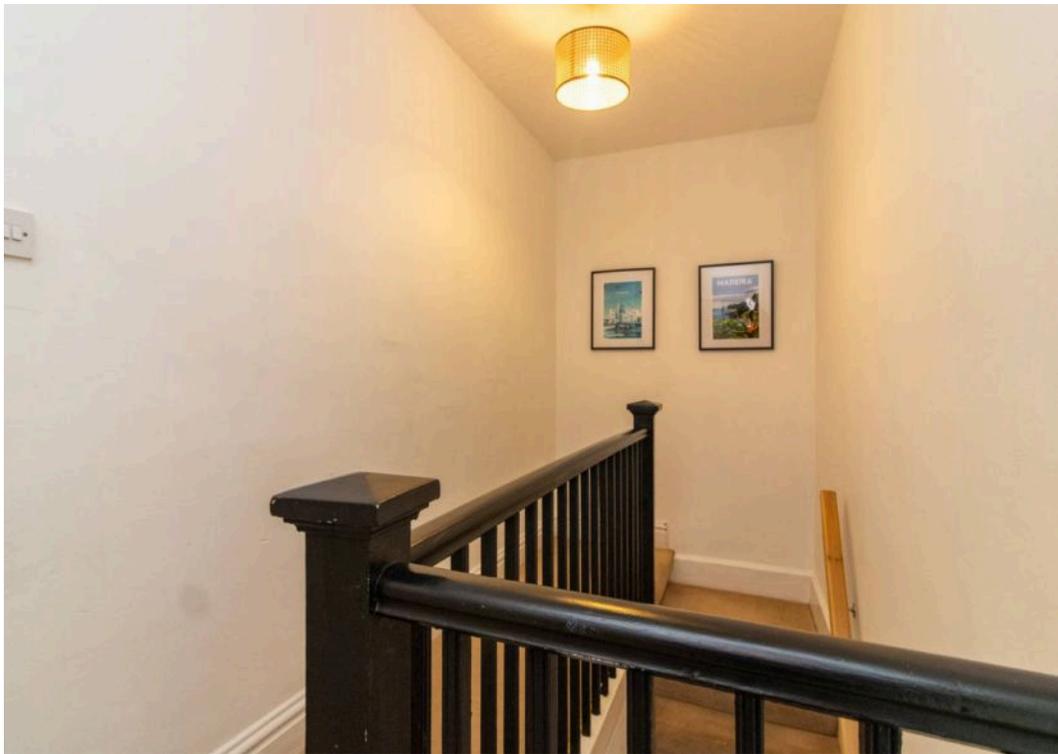
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Bedroom 2

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REAR GARDEN

To the rear there is a side patio seating area leading to lawns and rear decked seating area.

FRONT GARDEN

Evergreen and pebbled garden to front.

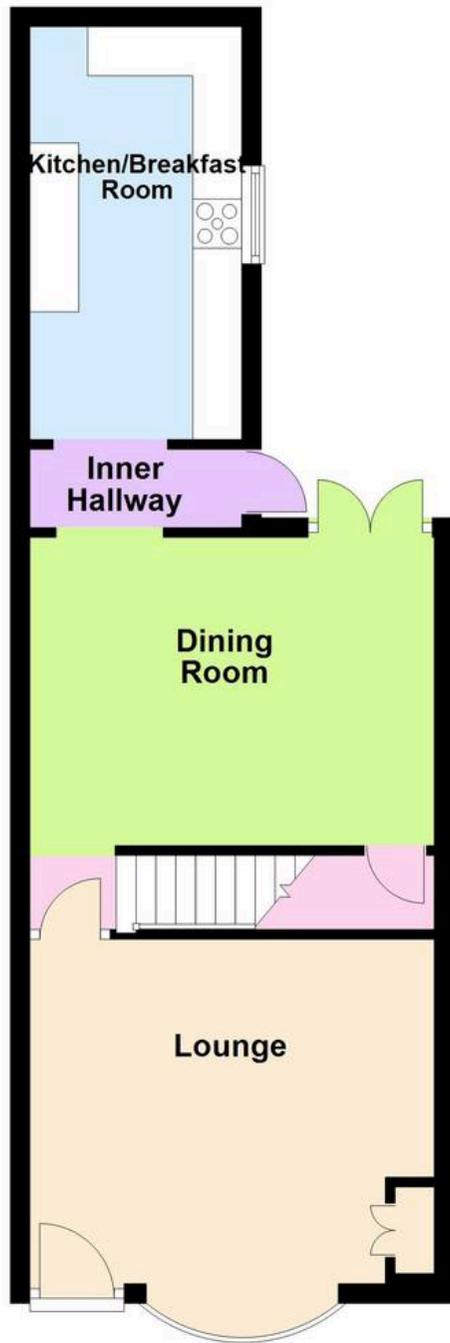
ON STREET

1 Parking Space

On street parking is available on the street.



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.