

FLOOR PLAN

DIMENSIONS

**Porch**  
2'09 x 5'01 (0.84m x 1.55m)

**Lounge Diner**  
15'09 x 12'04 (4.80m x 3.76m)

**Kitchen**  
7'01 x 12'04 (2.16m x 3.76m)

**Upstairs Landing**  
2'10 x 4'11 (0.86m x 1.50m)

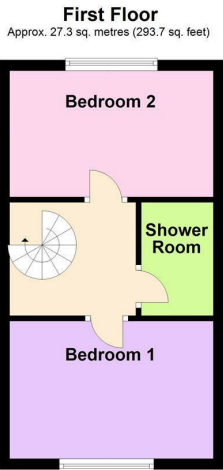
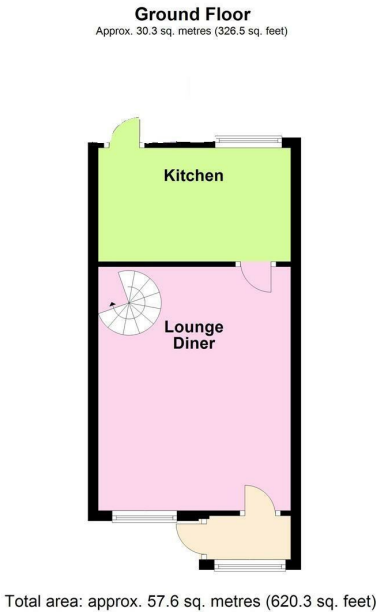
**Bedroom One**  
8'05 x 12'04 (2.57m x 3.76m)

**Bedroom Two**  
7'05 x 12'04 (2.26m x 3.76m)

**Shower Room**  
7 x 4'05 (2.13m x 1.35m)

**Utility in Garage**  
6'01 x 8'06 (1.85m x 2.59m)

**Garage /Storage Room**  
11'05 x 8'07 (3.48m x 2.62m)



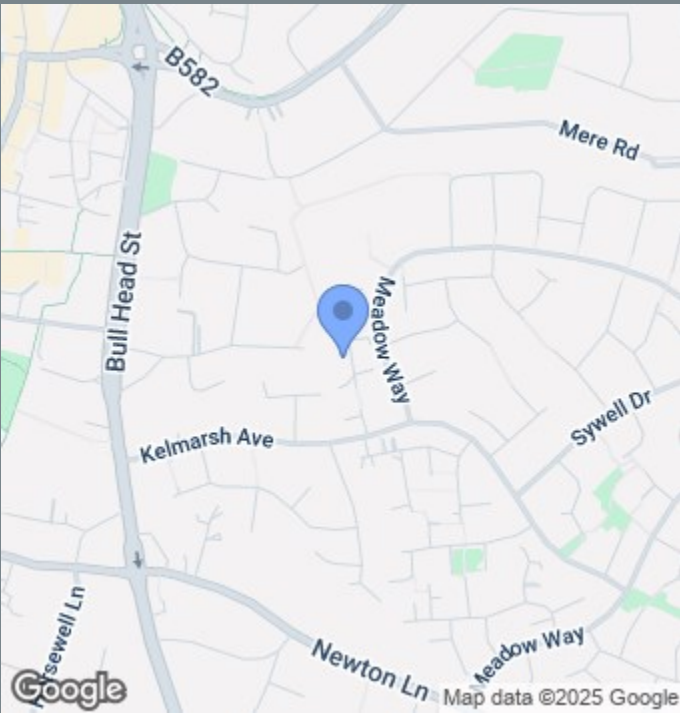


# OVERVIEW

- Two Double Bedrooms
- Modern Shower Room
- Renovated Throughout
- House Re-Wired
- Utility Area In Garage
- Landscaped Garden
- No Onward Chain
- EPC Rating - D
- Freehold Property
- Council Tax Band - B

# LOCATION LOCATION....

Acorn Way, Wigston is located in a quiet, well-established residential area within the Wigston Meadows Estate, just south of Leicester. The neighbourhood offers easy access to local shops, schools, and public transport, making it convenient for families and commuters alike. With nearby green spaces and a friendly, community-focused atmosphere, it's a popular spot for both young professionals and retirees.



# THE INSIDE STORY

Welcome to this stunning, fully renovated home on the desirable Acorn Way in Wigston. Finished to an exceptional standard throughout, this property is ready for immediate occupation and ideal for buyers seeking stylish, modern living.

The property has undergone a complete refurbishment, including full re-wiring, new central heating, and brand-new double-glazed windows. Every detail has been thoughtfully upgraded to create a bright, contemporary living space.

The accommodation comprises two spacious double bedrooms and a sleek, modern shower room upstairs. Downstairs features an entrance porch, a generous open-plan lounge/diner, and a modern kitchen fitted with integrated appliances. Part of the original garage has been converted into a practical utility room, while still retaining the garage door and ample storage space.

Outside, the rear garden is impressively sized and has been recently landscaped, providing an ideal space for relaxation and entertaining. The driveway to the front offers off-road parking.

Set in a quiet, well-established residential area with convenient access to local amenities, schools, and transport links, this is a property not to be missed.

