



*Putting great property on the map*

**19 Burnham Close  
Wigston  
LE18 2QT**

**£185,000**



Much larger than you'd expect, this super town house would make an ideal first time purchase or buy to let investment. Within the popular Little Hill Estate with amenities close by and within walking distance of Thythorn Field Primary School.

The property has recently undergone a schedule of improvements to include rewiring, replacement combination boiler, refitted bathroom with four piece suite, plastering/skimming to walls, redecoration, new fitted wardrobes in both bedrooms, new floor coverings. There are front and rear gardens and an allocated parking space close by. No chain.

## Porch

With a UPVC door to the side, further door to the lounge, meter cupboard.

## Lounge 5.13m x 3.85m (16'10" x 12'8")

With open plan stairs to the first floor and a window to the front, feature exposed brickwork, fireplace and shelving.

## Dining kitchen 4.51m x 3.65m (14'10" x 12'0")

A fantastic size, with ample room for a table and chairs, ideal for families. Cupboards, worktops, sink and drainer, cooker, plumbing for washing machine, space for fridge freezer, window and door to the rear.

## Landing

## Bedroom one 4.28m x 3.63 (14'1" x 11'11")

With a window to the front, fitted wardrobes.

## Bedroom two 3.12m x 2.45m + wardrobes (10'3" x 8'0")

Window to the rear, fitted wardrobes,

cupboard housing recently installed combination boiler.

## Bathroom 2.42m max x 1.98m max (7'11" max x 6'6" max)

Refitted with a panelled bath, separate shower cubicle, WC, wash hand basin, extractor fan.

## Outside

There are gardens to the front and rear. Garden shed to the rear of the garden. Parking space close by.

## Agents notes

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for

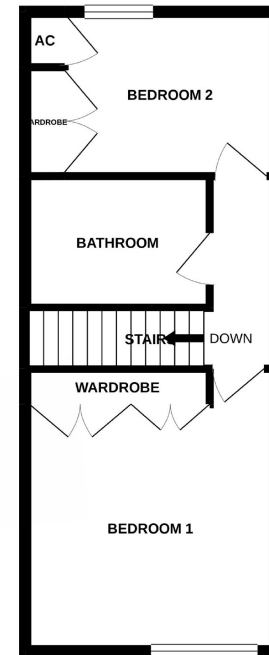
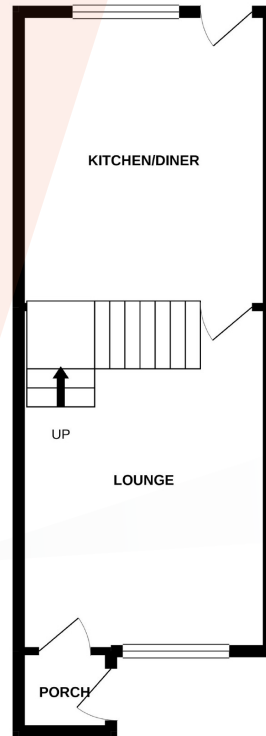
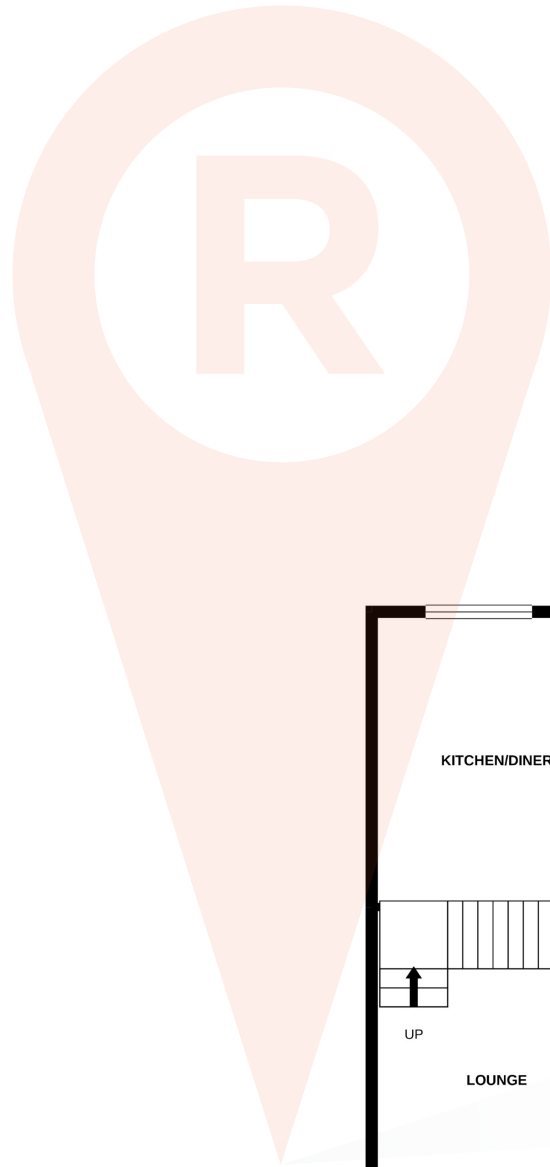
verification.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (Passport, driving licence etc) and proof of address (Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



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