



15 Creaton Court  
Wigston, LE18 3XX  
£200,000



No Upward Chain! This well presented and spacious two bedroom end town house located within the Wigston Meadows, benefitting of local school and local amenities. The property comprises of; entrance hallway, a large lounge, kitchen & conservatory space on the ground floor. The kitchen space is fitted with a range of units with work surfaces around, stainless sink drainer, gas hob, with extractor fan over, integrated double oven with plumbing for a integrated dishwasher and a fridge freezer.

To the first floor are two bedrooms with bedroom one benefitting from sliding integrated wardrobes and a fully fitted three piece bathroom suite.

To the front of the property is a flower bed and an off road parking space for one vehicle. At the rear of the property is a larger enclosed rear garden with a patio space and a shed for storage.

In addition to all, there was a new boiler installed in 2024 and the property is UPVC double glazed.

- Two Bedrooms
- End Terrace House
- No Upward Chain!
- Conservatory Space
- Close to Local Schools & Amenities
- Off Road Parking
- New Boiler Installed 2024
- Large Rear & Side Gardens
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band B / EPC Rating D



## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Lounge

15'41 x 12'9 (4.57m x 3.89m)

### Kitchen

7'18 x 12'96 (2.13m x 3.66m)

### Conservatory

7'86 x 11'80 (2.13m x 3.35m)

### Bedroom One

10'6 x 10'3 (3.20m x 3.12m)

### Bedroom Two

11'10" x 6'3" (3.62 x 1.92)

### Bathroom

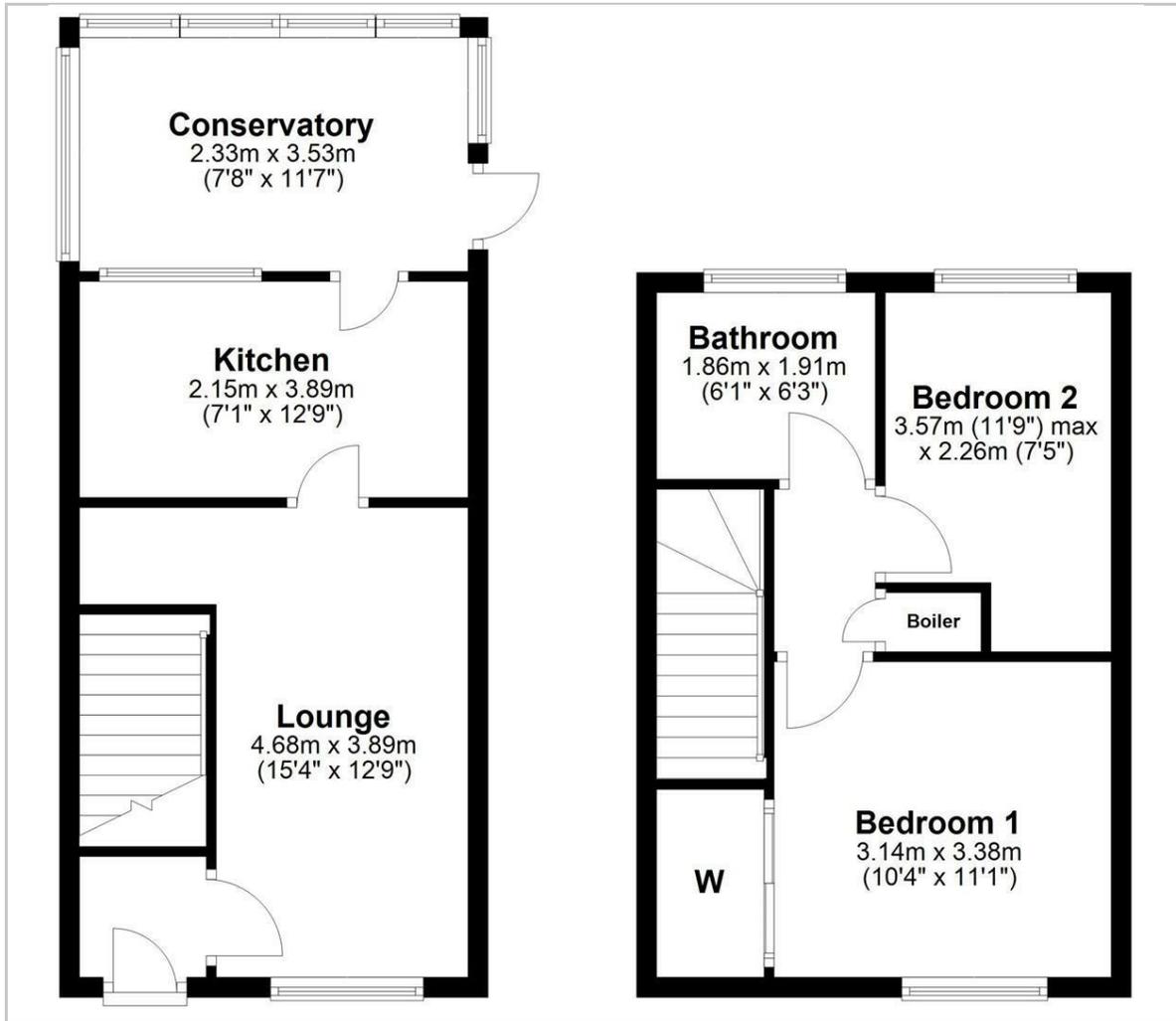
6'2" x 6'3" (1.89 x 1.93)

### Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

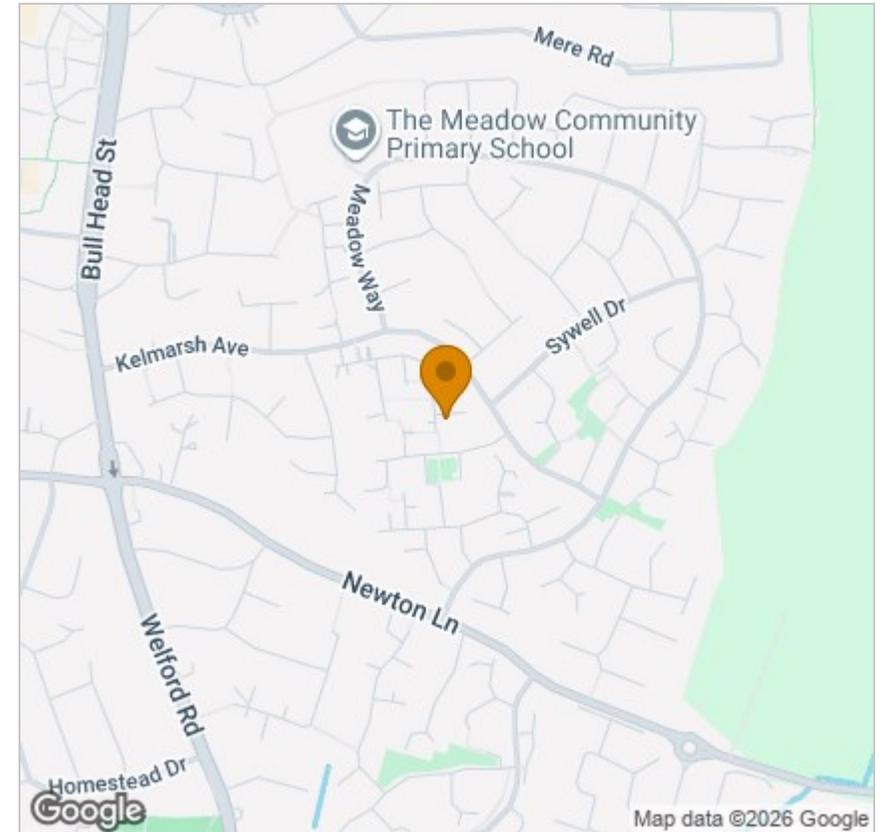
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## Area Map



## Energy Efficiency Graph

