



110 Moat Street  
, Wigston, LE18 2GE  
O.I.E.O £210,000



No Upward Chain! This recently refurbished two double bedroom, bay fronted terrace house, located in Wigston, within close proximity to local schooling and amenities. A perfect first time buy/investment opportunity.

The property benefits from a recent refurbishment consisting of, a full rewire in late 2024/early 2025, Brand New Damp Proof course, Brand New Bathroom, Fully Plastered & Painted and Brand New Roof Tiles.

Accommodation in brief comprises; Lounge, Dining Room, Kitchen, Downstairs WC all to the ground floor, To the first floor, there are two double bedrooms, and a brand new three piece bathroom suite.

Parking is available via a garage and off road parking situated to the rear of the property accessed via Blunts Lane. Viewing is highly recommended to appreciate.

In addition to all, the property has gas central heating & UPVC double glazing.

- Two Double Bedrooms
- Recently Refurbished Throughout
- Brand New Bathroom & Rewired in 2025
- New Roof Tiles
- Brand New Damp Course Proofing
- Downstairs W/C & Upstairs Bathroom
- UPVC Double Glazed & Gas Central Heating
- Internet - see <https://www.ofcom.org.uk/>
- Enclosed Rear Garden & Parking at The Rear
- Council Tax Band A, EPC Rating D



**Location**

Situated close to local shopping, schools, and various amenities, this property boasts an enviable location that combines convenience

**Draft Details Awaiting Vendor Approval**

**Lounge**

10'9" x 14'4" (3.3m x 4.37m)

A bay window to the front elevation, meter cupboard, radiator.

**Dining Room**

10'11" x 12'0" (3.33m x 3.66m)

Window to the rear elevation, open fireplace with surround and brick insert, stairs to first floor, under stairs storage/cloaks area, radiator.

**Kitchen**

5'10" x 12'11" (1.8m x 3.94m)

With double glazed window to the side elevation, wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, fitted oven and hob with extractor hood over, space for slimline dishwasher, space for fridge, part tiled walls, tiled floor.

**Utility Room**

5'8" x 6'0" (1.73m x 1.85m)

**Bedroom One**

10'11" x 12'0" (3.33m x 3.66m)

Window to the front elevation, storage cupboard, radiator.

**Bedroom Two**

8'0" x 11'10" (2.44m x 3.61m)

Window to the rear elevation, radiator.

**Bathroom**

Window to the rear elevation, wash hand basin, shower cubicle, part tiled walls, radiator.

**Outside Rear**

Parking - Garage

Situated to the rear of the property accessed via Blunts Lane.

**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.

**Financial Services**

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.





Floor Plans



Viewing

Please contact our Wigston Sales 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

