# phillips george sales & lettings

## £325,000 Detached Bungalow







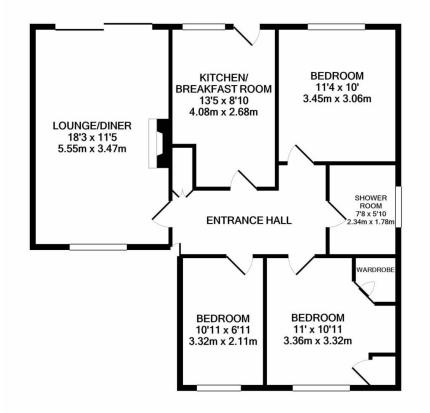


#### Grasmere Road, Wigston Leicester, LE18 3RG

# **Property Summary**

\*\*\* No Chain \*\*\* Detached bungalow for sale on the ever popular 'Meres' estate in Wigston. The accommodation comprises porch, entrance hall, lounge diner, kitchen breakfast room, three bedrooms, shower room, front and rear gardens, off road parking and gar age. For more info or to view call Phillips George today!









|                           | Cu                 | rrent | Potential |
|---------------------------|--------------------|-------|-----------|
| Very energy efficient -   | ower running costs |       |           |
| (92-100) А                |                    |       |           |
| (81-91) <b>B</b>          |                    |       | 81        |
| (69-80)                   | С                  |       | 01        |
| (55-68)                   | D                  | _     |           |
| (39-54)                   | E                  | 50    |           |
| (21-38)                   | F                  |       |           |
| (1-20)                    | G                  |       |           |
| Not energy efficient - hi | her running costs  |       |           |

- No Chain
- Detached
- Bungalow
- Located On 'The Meres'
- Three Bedrooms
- Garage
- Nice Size Garden
- Shower Room

FLOOR PLAN BY PHILLIPS GEORGE TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2022

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All me asurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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