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sales & lettings

**Offers In The Region Of
£280,000**

Semi-Detached House



**Ruskington Drive,
Wigston, LE18 1LB**

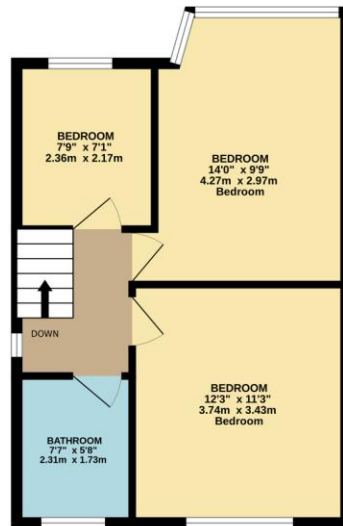
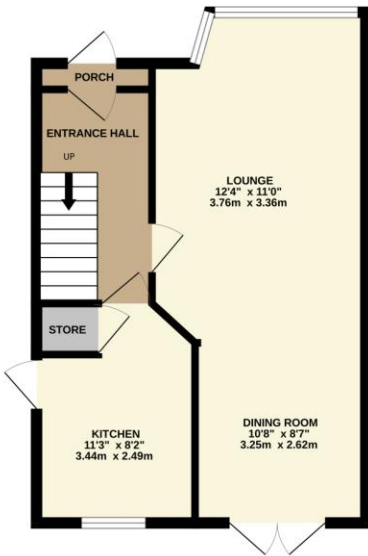
Property Summary

Offered with no upward chain, this well presented and much improved three bedroom semi-detached home is pleasantly set in the popular location of Wigston. The accommodation comprises entrance hall, lounge and dining area, refurbished kitchen, landing to three bedrooms, refitted bathroom, front and rear landscaped gardens, rear detached garage, driveway providing ample off road parking, viewing comes highly recommended to appreciate the standard of accommodation on offer.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

- Semi Detached
- Three Bedrooms
- Well Presented Throughout
- Highly Sought After Location
- Refurbished Kitchen
- Refitted Bathroom Suite
- Landscaped Gardens
- Garage

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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