



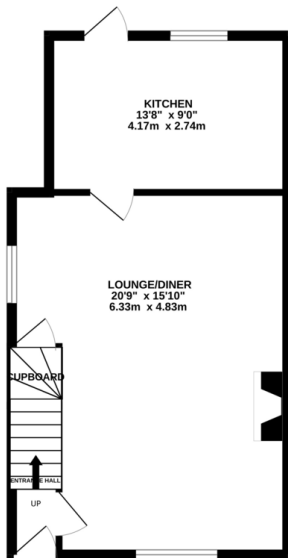
## FOR SALE

2 Bed Semi-Detached House in Kingston Avenue, Wigston, LE18 1HN  
£220,000

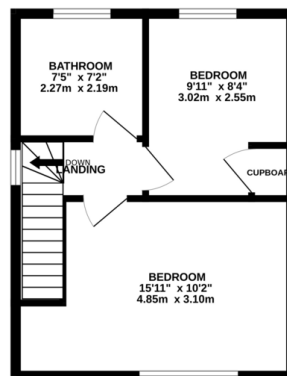
\*\*\* No Chain \*\*\* Extended \*\*\* Semi detached home that has been modernised and improved by the current owner to include a new boiler and kitchen in 2021 and electrics certified in 2020. The accommodation comprises entrance hall, lounge diner, kitchen (extension), two double bedrooms, bathroom, rear garden, pebbled front, shared driveway and garage/store to the rear. Call Phillips George to book your viewing today!



GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA - 774 sq.ft. (71.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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 Hergo 12/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- No Chain
- Extended
- Two Double Bedrooms
- New Boiler 2021
- Electrics Certified 2020
- New Kitchen 2021
- Lounge Diner
- Off Road Parking

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

