

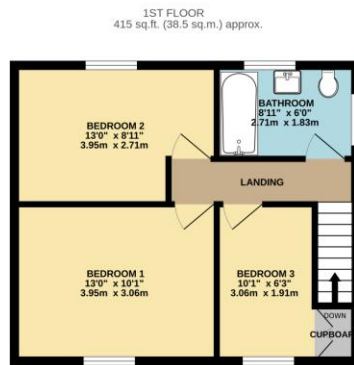
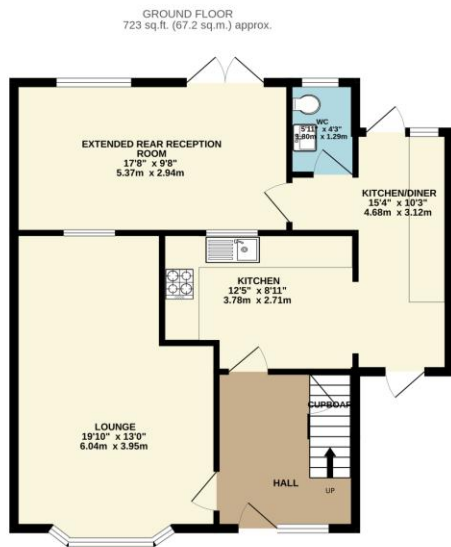


Property Summary

This extended and immaculately presented three bedroom semi detached family home is situated within the borders of Wigston and Oadby. The accommodation comprises of main entrance hall, lounge, extended kitchen and utility area, second extended reception room, landing to three bedrooms and bathroom, front and rear gardens, rear detached garage. Internal inspection comes highly recommended to appreciate the standard of accommodation on offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA - 1138 sq.ft. (105.7 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.
Made with Metropix 03023

- Extended Semi Detached
- Three Bedrooms
- Extended Kitchen / Diner
- Extended Rear Reception Room
- Ground Floor W.C
- Large Bathroom
- Immaculate Presentation
- Detached Rear 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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