



Property Summary

Phillips George are delighted to offer this three bedroom detached family home nestled on a quiet cul-de-sac within the highly popular Little Hill estate of Wigston. The accommodation comprises main entrance hall, lounge, kitchen diner, utility room, converted garage into gym / reception room, ground floor WC, landing to three bedrooms and four piece bathroom suite, front and rear landscaped gardens, ample car standing space. Close to local amenities including the Little Hill Primary School and various shops and public transport links.



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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		70
(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	

- Detached
- Three Bedrooms
- Cul De Sac
- Highly Popular Location
- Converted Garage
- Kitchen Diner
- Landscaped Gardens
- Neatly Presented