phillips george sales & lettings

£325,000 Detached House









Crediton Close, Wigston, LE18 2QZ

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.



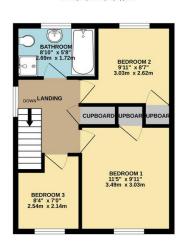




GROUND FLOOR 601 sq.ft. (55.8 sq.m.) approx



1ST FLOOR 379 sq.ft. (35.2 sq.m.) approx



TOTAL FLOOR AREA : 980 sq.ft. (91.0 sq.m.) approx. White every attempt has been made to ensure the accuracy of the tooptine contained there, measurem of doors, windows, comes and any other times are approximate and to responsibility taken for any esonisation or mis-statement. This gian is for illustrative parposes only and should be used as such by a projective particular. The services i particular and applications and particular and and one spannibility and projective particular. The services i particular and applications and particular and the service and no spannibility and the service and the
 Current
 Potential

 Very energy efficient - lower running costs
 85

 (02-100)
 A
 85

 (03-36)
 C
 70

 (55-65)
 D
 85

 (33-54)
 E
 70

 (33-54)
 E
 70

 Not energy efficient - higher running costs
 EU Directive C

 England, Scotland & Wales
 EU Directive C

- Detached
- Three Bedrooms

Energy Efficiency Rating

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

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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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