



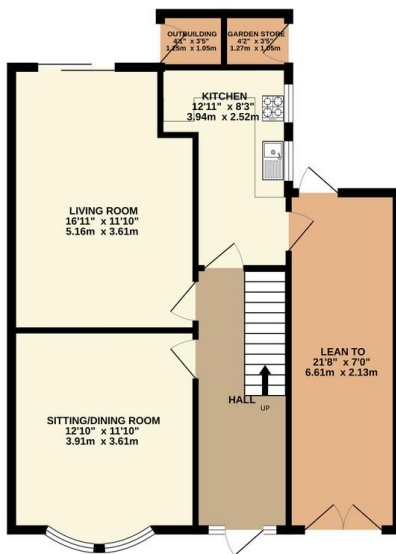
## FOR SALE

3 Bed Semi-Detached House in Saffron Road, South Wigston, LE18 4TD  
£249,500

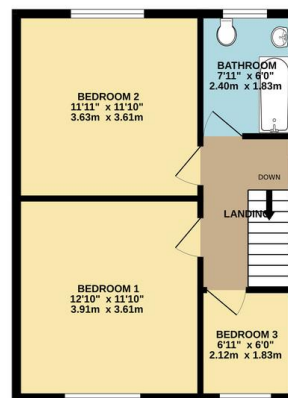
Modernised and much improved extended semi detached home for sale in South Wigston which would ideally suit a family or first time buyer. The accommodation comprises entrance hall, extended rear living room, dining room, extended kitchen, three bedrooms, bathroom, pleasant and private rear garden and ample off road parking. This is a real must see so call and book your viewing today!



GROUND FLOOR  
716 sq.ft. (66.6 sq.m.) approx.

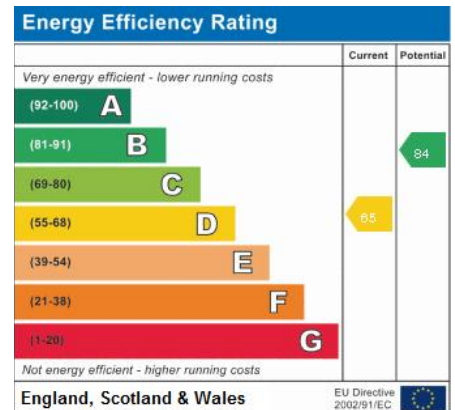


1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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- Semi Detached
- Extended To The Rear
- Three Bedrooms
- Ample Off Road Parking
- Pleasant Private Rear Garden
- Extended Living Room
- Extended Kitchen
- Highly Popular Location

**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.

