



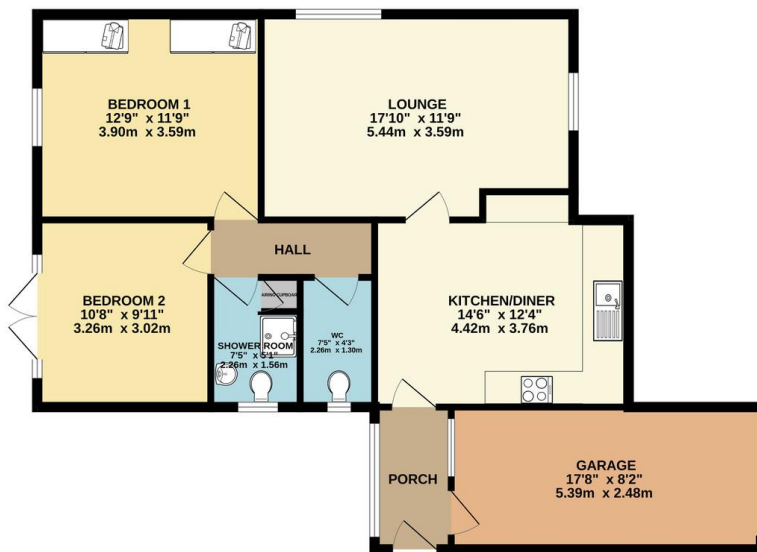
FOR SALE

2 Bed Detached Bungalow in Gayhurst Close, Wigston LE18 3WA
£280,000

Located in the popular Meadows Estate of Wigston and nestled at the end of a quiet cul-de-sac sits this neatly presented two bedroom detached bungalow which is offered with no upward chain. The accommodation comprises entrance porch, kitchen / diner, lounge, two bedrooms, refurbished modified shower room, secondary separate W.C, impressive landscaped gardens, ample off road parking and driveway. Call Phillips George to view.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Detached Bungalow
- Two Bedrooms
- Quiet Cul-De-Sac
- Meadows Estate
- Popular Location
- Refurbished Modified Shower Room
- Separate W.C
- Impressive Gardens

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.

