



FOR SALE

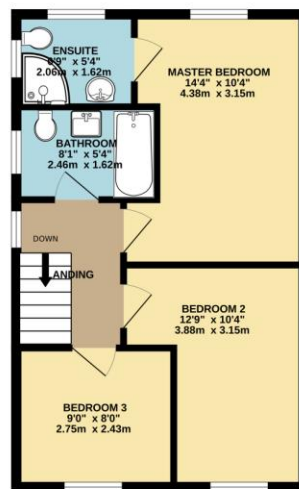
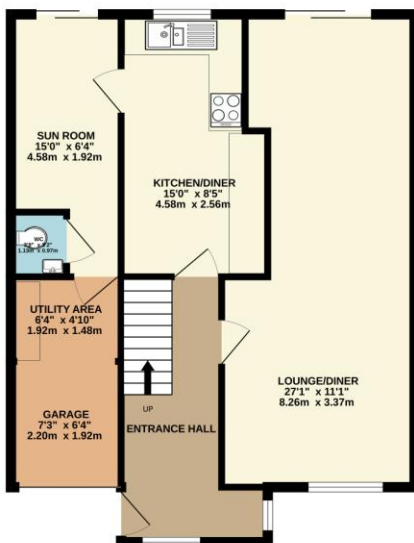
3 Bed Semi-Detached House in Wicken Rise, Wigston LE18 3QQ
£325,000

Having undergone recent refurbishment this neatly presented three bedroom extended semi detached is nestled on a quiet cul-de-sac in Wigston. The accommodation comprises main entrance hall, lounge and diner, refitted kitchen, sun room, ground floor W.C, landing to three bedrooms, master with refurbished en-suite shower, a refurbished family bathroom, utility conversion in garage, landscaped gardens, off road parking, ample storage within garage. Call Phillips George to view.



GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix i2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

- Extended Semi Detached
- Three Bedrooms
- Refurbished Throughout
- Extended Sun Room
- Ground Floor W.C
- Master Ensuite Shower
- Refitted Kitchen
- Refurbished Bathroom

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements 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.

