



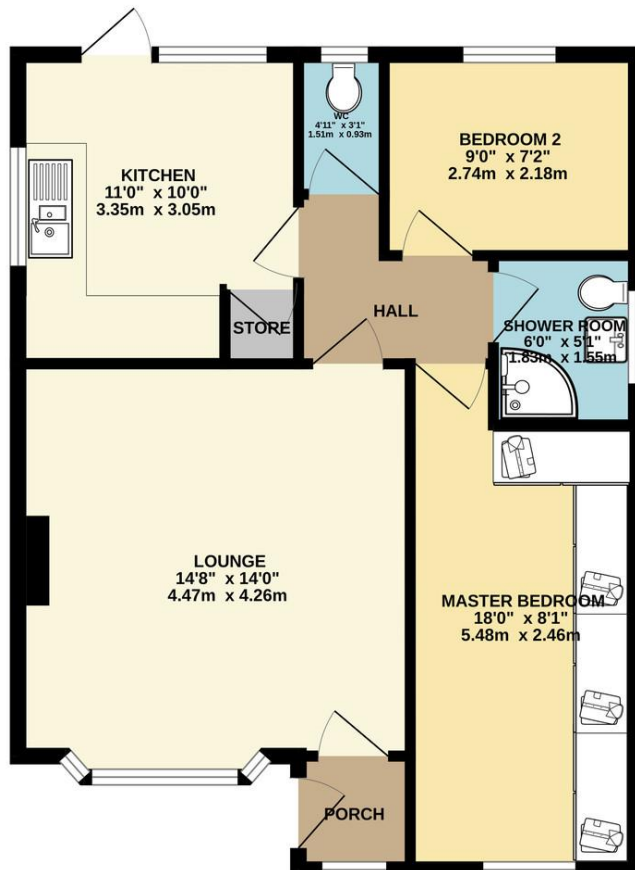
## FOR SALE

2 Bed Detached Bungalow in Clipstone Gardens, Wigston LE18 3UN  
£325,000

Offered chain free and nestled at the rear of a quiet cul-de-sac in Wigston this two bedroom detached bungalow is well presented throughout. The accommodation comprises of main entrance porch to lounge, hallway, stylish kitchen, two bedrooms, refurbished shower room, secondary WC, landscaped gardens throughout, rear detached garage with additional off-road parking space. Call Phillips George to view.



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



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C | 71                      |           |
| (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 Bungalow
- Modern Build
- Cul De Sac
- Highly Sought After Location
- Two Bedrooms
- Well Presented Throughout
- Refurbished Shower Room
- Landscaped 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 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.

