



## FOR SALE

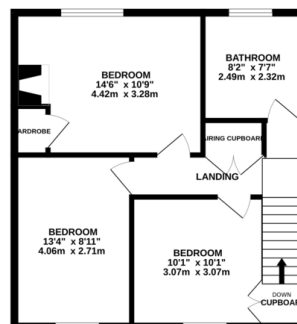
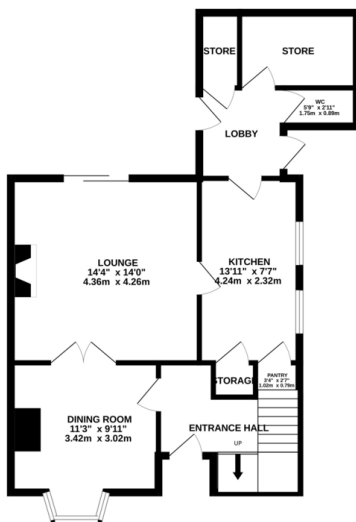
3 Bed Semi-Detached House in Holmden Avenue, Wigston, LE18 2EG  
£290,000

\*\*\* No Chain \*\*\* Larger than average semi detached family home with both the property and garden being considerably bigger than you would normally expect. An ideal family home with tonnes of potential for alteration and extension, subject to the necessary consents. The current accommodation comprises entrance hall, dining room, lounge, kitchen, rear lobby, two stores, outside w.c., three DOUBLE bedrooms, recently refitted four piece bathroom suite, off road parking and very large rear garden.



GROUND FLOOR  
633 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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 error, omission or misstatement. This plan is for guidance 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

- No Chain
- Large Garden
- Three Double Bedrooms
- Four Piece Bathroom Suite
- Large Semi Detached
- Potential To Extend (STC)
- Off Road Parking
- 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 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.

