



FOR SALE

3 Bed Dormer in Britford Avenue, Wigston LE18 2RF
Offers In Region Of £270,000

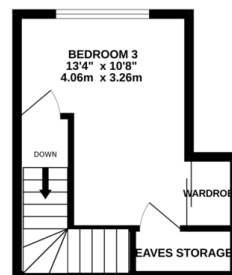
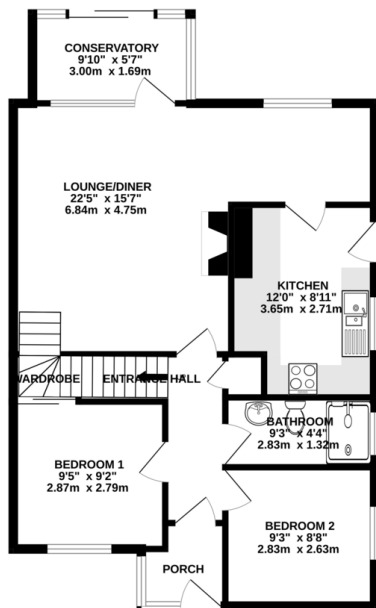
A well appointed and pleasantly positioned, three bedroom dormer style bungalow, situated on the popular Little Hill estate the property is within a short walk of an abundance of amenities and transport links. This lovely home provides good sized living space, well proportioned bedrooms and a manageable rear garden ideal for downsizers. The accommodation briefly comprises: Porch, entrance hall, lounge/diner, kitchen, two ground floor double bedrooms, bathroom and a spacious third bedroom to the first floor. Outside there is a well tended front garden.



GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
195 sq.ft. (18.1 sq.m.) approx.

EPC to follow



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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- Dormer Style Bungalow
- Well Presented Throughout
- Good Sized Rooms
- New Kitchen Installed 2023
- Open Plan Lounge/Diner
- Two Ground Floor Bedrooms
- Well Appointed Shower Room
- Well Tended Front & Rear Gardens

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.

