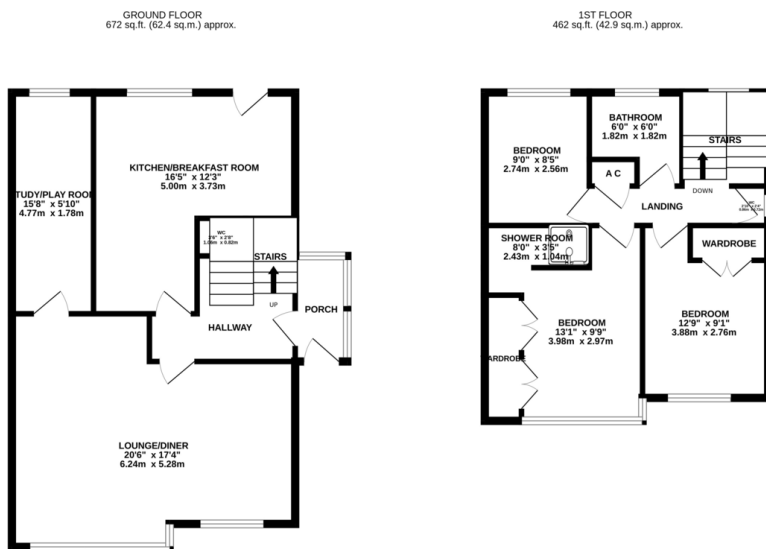




FOR SALE

3 Bed Semi-Detached House in Mere Road, Wigston, LE18 3RL
£325,000

A well presented and extended semi detached family home located in the ever popular 'Meres' area of Wigston. The accommodation comprises porch, entrance hall, downstairs w.c., lounge diner, playroom/study, breakfast kitchen, three bedrooms, main bathroom, shower room off main bedroom, separate w.c., good size rear garden, off road parking and detached garage. This is an ideal family home close to excellent schools.



FLOOR PLAN BY PHILLIPS GEORGE
TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.
Whilst 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 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	Environmental (CO ₂) Impact Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (81-106)			A (81-106)		
B (69-80)			B (69-80)		
C (55-68)			C (55-68)		
D (39-54)			D (39-54)		
E (21-38)			E (21-38)		
F (11-20)			F (11-20)		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	61	81	EU Directive 2002/91/EC	54	77
England & Wales			England & Wales		

- Extended
- Popular Location
- Three Bedrooms
- Semi Detached
- Downstairs W.C.
- Shower Room & Bathroom
- Garage
- Good Size Rear Garden

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.

