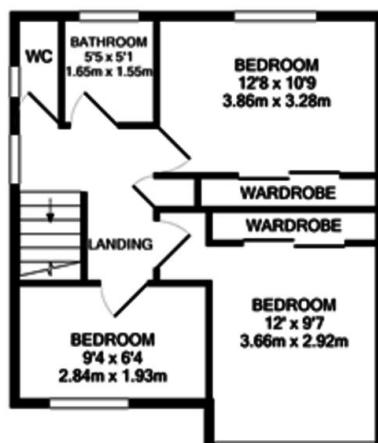
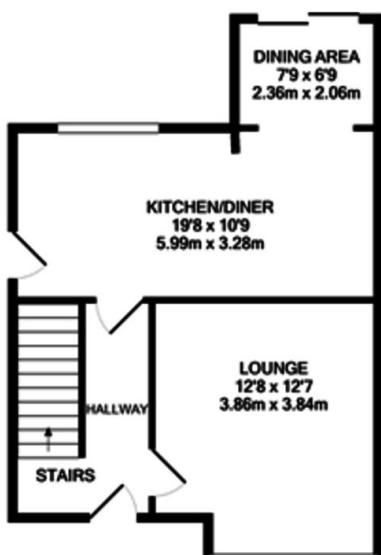




Property Summary

A well-presented and extended semi-detached home nestled in the heart of the much desired Little Hill Estate, Wigston. The accommodation comprises entrance hall, lounge, extended kitchen diner, landing to three bedrooms, bathroom, front and rear gardens, off road parking to the front and rear, detached garage. There are solar panels on the property which are rented by 'A Shade Greener'. Internal inspection comes highly recommended.



FLOORPLAN BY PHILLIPS GEORGE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	86	91
(81-91)	B		
(69-80)	C		
(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	
Very environmentally friendly - lower CO ₂ emissions			90
(92-100)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not environmentally friendly - higher CO ₂ emissions			84
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extended Semi-Detached Property
- Modern Decor
- Detached Garage
- Three Good Size Bedrooms
- Parking For Several Cars
- Open Plan Kitchen Diner
- Front And Rear Gardens
- Solar Panels

phillips george | sales & lettings

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.

46 Long Street, Wigston, Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk

0116 216 8178

