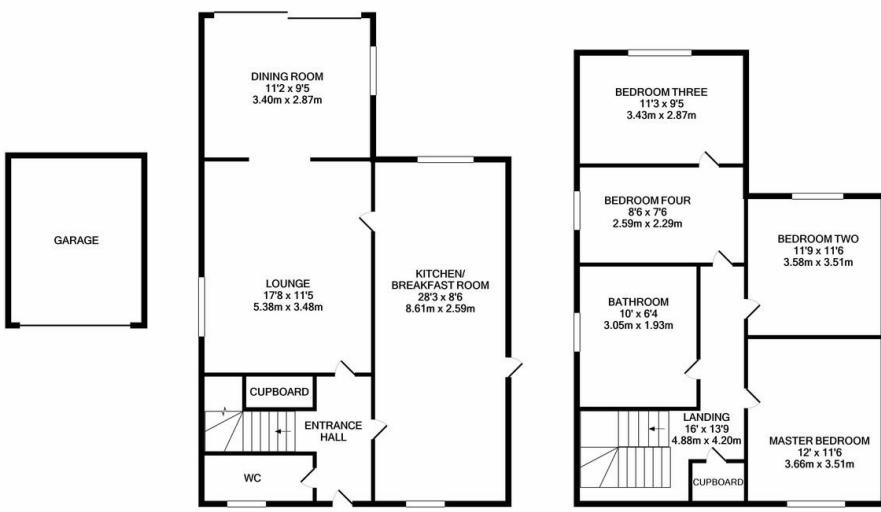




Property Summary

This four bedroom detached dwelling is pleasantly situated on a large plot within a highly popular location. Having undergone extensive improvement by the current owner, the property comprises entrance hall, lounge diner, refitted breakfast kitchen, landing to three/four bedrooms and refurbished bathroom, landscaped garden, garage and driveway for several cars. Internal inspection comes highly recommended to appreciate the standard of accommodation on offer.



GROUND FLOOR
APPROX. FLOOR
AREA 1019 SQ.FT.
(94.7 SQ.M.)

CREATED BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 1807 SQ.FT. (167.5 SQ.M.)
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 not be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metopix ©2021

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
86	B	86 B	89 B

- Sold With No Chain
- Extended To Side And Rear
- Refitted Breakfast Kitchen
- Three Double Bedrooms
- Detached Property
- Immaculate Presentation
- Highly Sought After Location
- Owned Solar Panels Which Attract An Income

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

