

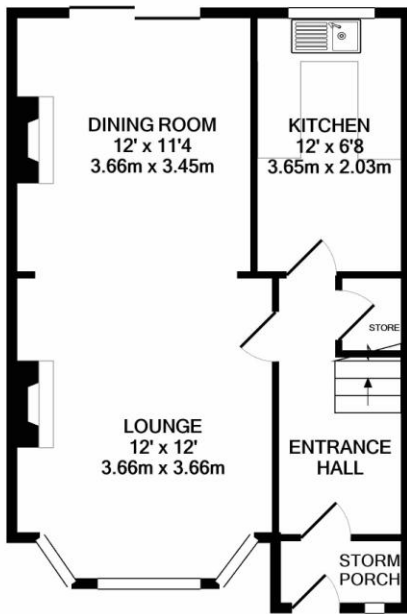


# Property Summary

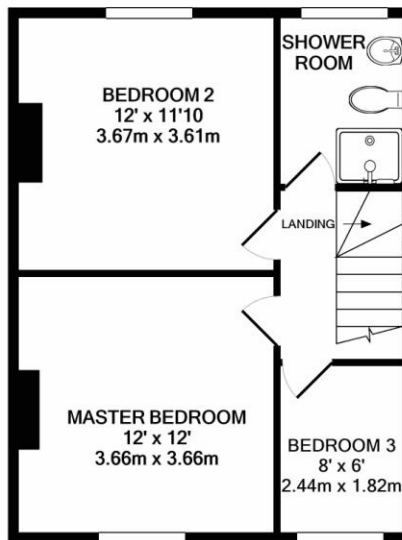
A well appointed three bedroom semi detached family home situated within the highly popular location of Wigston. The accommodation comprises entrance porch and hall, lounge and dining room, fitted kitchen, landing to three bedrooms, modified shower room, landscaped front and rear gardens, ample car standing space. The property benefits from Upvc double glazing and gas central heating. Internal inspection comes highly recommended.



EPC To Follow....



GROUND FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

PHILLIPS GEORGE LTD  
TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 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 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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- Semi Detached
- Three Bedroom
- Highly Popular Location
- Landscaped Gardens
- Fitted Kitchen
- Ample Car Standing Space
- Fitted Kitchen
- Neat Presentation

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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

🏠 46 Long Street, Wigston, Leicestershire, LE18 2AH

✉ info@phillipsgeorge.co.uk

☎ 0116 216 8178

