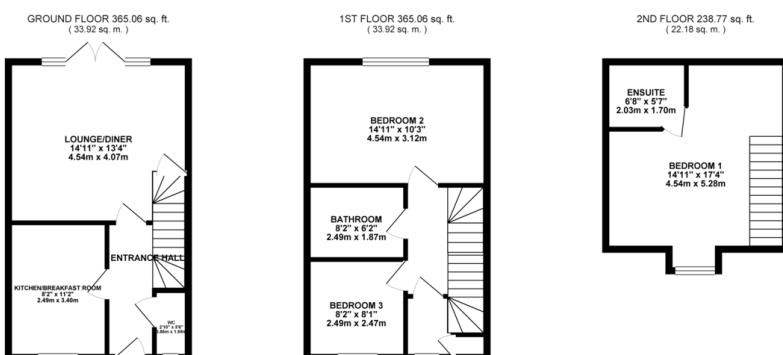




FOR SALE

3 Bed Town House in Leicester Road, Wigston LE18 1DS
Offers Over £250,000

NO CHAIN This deceptively spacious, recently re-decorated and ready to move in home is pleasantly positioned within a stones throw to Wigston town centre, amenities and transport links. Offering flexible accommodation over three floors this modern town house is light, bright and airy benefitting from great sized gardens, off road parking and garage! The accommodation briefly comprises: Entrance hall, kitchen/breakfast room, lounge/diner, WC, two bedrooms and bathroom to the first floor and a spacious principal bedroom with en-suite to the second floor. Outside there are front and rear gardens, off road parking and a single garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	84
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.EPC4U.COM		

TOTAL FLOOR AREA: 368.88 sq. ft. (33.92 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the information contained here, 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 floor plan is not to scale and has been tested and no guarantee is given with regard to their operability or efficiency can be given.
 Made with Homeplan 6.00

- Modern Town House
- Recently Redecorated Throughout
- NO CHAIN!
- Flexible Accommodation
- Breakfast Kitchen
- Lounge/Diner
- Three Double Bedrooms
- En-Suite Shower Room

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.

