



FOR SALE

3 Bed Semi-Detached Bungalow in Tremaine Drive, Wigston LE18 2GW
£250,000

This delightful three bedroom semi detached dwelling is located in the highly sought after Little Hill estate in Wigston. Offering versatile accommodation spread across two floors, the property features a spacious living area, a large conservatory perfect for entertaining, landscaped gardens. The home also benefits from off road parking and a garage for added convenience. With no onward chain, this property is an ideal opportunity for families looking to settle in a popular and well connected location. Contact Phillips George to arrange a viewing today.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Semi Detached
- Three Bedrooms
- Versatile Accommodation
- Highly Popular Location
- Little Hill
- Conservatory
- Landscaped Gardens
- Garage & Off Road Parking

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.

