



## FOR SALE

3 Bed Semi-Detached House in Wyngate Drive, Western Park LE3 0US  
£290,000

Immaculate extended three bedroom semi-detached home located in Western Park, featuring a spacious extended kitchen, bright conservatory, modern bathroom, and three generously sized bedrooms. The property also benefits from landscaped gardens and off-road parking via a private driveway. Contact Phillips George to arrange a viewing.

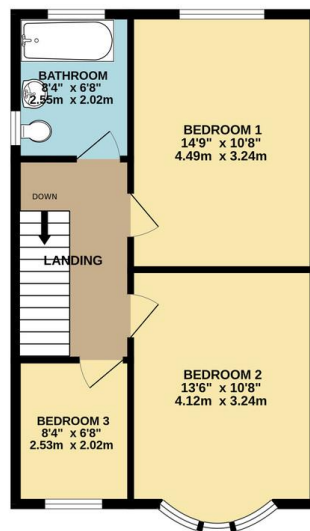




GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

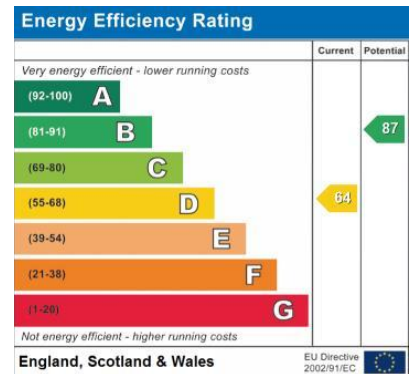


1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropac C5005



- Extended Semi
- Three Bedrooms
- Western Park Area
- Well Presented Throughout
- Ground Floor W.C
- Extended Kitchen
- Conservatory
- Landscaped Gardens

**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.

