



## FOR SALE

3 Bed Semi-Detached House in Eastway Road, Wigston LE18 1NJ  
Guide Price £300,000

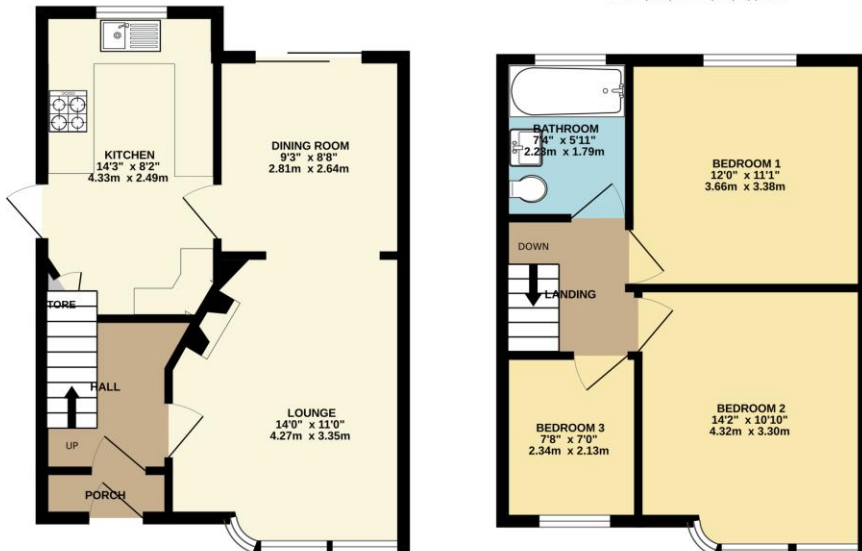
Well presented three bedroom semi detached home in Wigston situated close to the popular Knighton Park, offers spacious and light accommodation throughout. Features include a lounge through diner, a modern fitted kitchen, landscaped gardens, a detached rear garage, and a carport. Offered with no upward chain. Contact Phillips George to arrange your viewing today.



EPC Graph To Follow

GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Bedrooms
- Wigston Grange Estate
- Close To Knighton Park
- Well Presented Throughout
- Refurbished Bathroom
- Landscaped Gardens
- Fitted Kitchen

**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.

