



## FOR SALE

3 Bed Semi Detached House in Bakewell Road, Wigston LE18 1FF  
£285,000

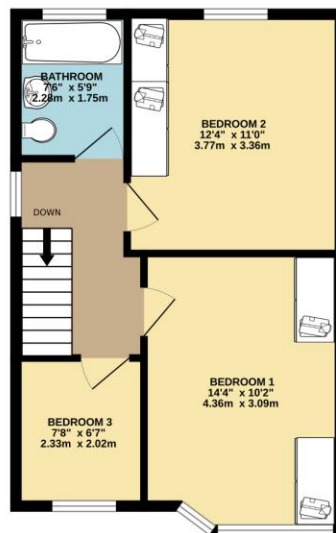
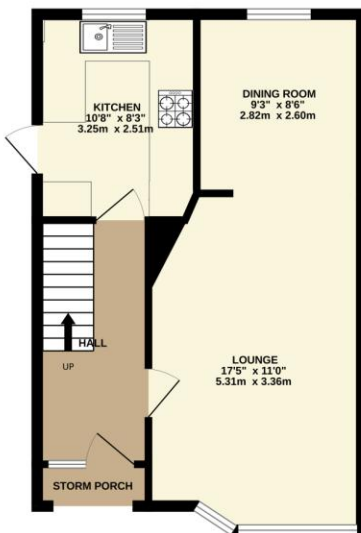
Occupying a well maintained wedged plot in a highly sought-after Wigston location, this well-presented three bedroom semi detached home is perfect for families. With well proportioned bedrooms, landscaped gardens, off-road parking, and a garage, this property offers comfortable and convenient living in a desirable setting. Contact Phillips George today to arrange your viewing.





GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.  
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EPC Ordered

- Semi Detached
- Family Home
- Three Bedrooms
- Wedged Plot
- Neatly Presented
- Landscaped Gardens
- Fitted Kitchen & Bathroom
- Garage & Driveway

**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.

