



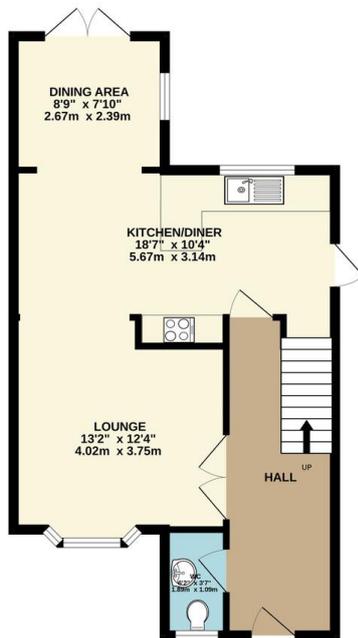
## FOR SALE

3 Bed Semi-Detached House in St. Ives Road, Wigston LE18 2JB  
£300,000

Located in the ever popular Little Hill estate of Wigston, this immaculately presented and extended three bedroom semi detached family home offers spacious and stylish living throughout. Features include a rear extended dining area, a refurbished kitchen and bathroom, ample off road parking, and a detached garage to the rear. Early viewing is highly recommended. Contact Phillips George to arrange your appointment today.



GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA - 916 sq.ft. (85.1 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 capability or efficiency can be given.  
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EPC Ordered

- Semi Detached
- Three Bedrooms
- Extended Property
- Immaculate Presentation
- Ground Floor W.C
- Stylish Refitted Kitchen
- Landscaped Gardens
- Extended Rear Dining Area

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

