



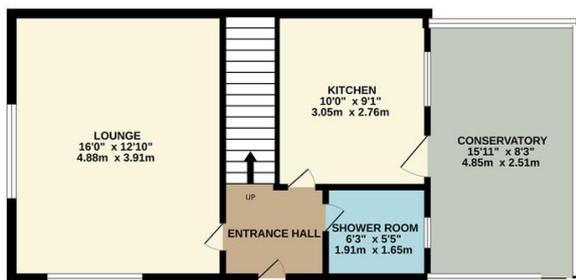
FOR SALE

3 Bed Semi-Detached House in Seaton Road, Wigston LE18 2BY
£250,000

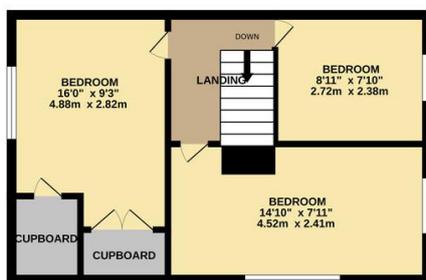
Three bedroom semi detached home available for sale in the ever Popular Little Hill area of Wigston. The property comprises entrance lobby, downstairs shower room, spacious living room, kitchen and generous brick built conservatory downstairs, together with three bedrooms upstairs. The property has been well maintained throughout and also benefits from off road parking, driveway, garage, pleasant garden and is in an ideal location for local schools. An ideal family home.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS

TOTAL FLOOR AREA: 932 sq.ft. (86.6 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.
Made with Metropix i2005

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales EU Directive 2002/91/EC</small>		<small>England & Wales EU Directive 2002/91/EC</small>	

- Semi Detached
- Three Bedrooms Upstairs
- Spacious Living Rom
- Kitchen
- Generous Conservatory
- Shower Room / WC Downstairs
- 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.

