



## FOR SALE

4 Bed Semi Detached House in Westerby Close, Wigston LE18 1NY  
£309,950

Located in a quiet cul-de-sac in the popular area of Wigston, this extended four bedroom semi detached family home is set on a substantial plot offering excellent scope for further improvement and extension (subject to planning). The property benefits from off road parking, a garage, ground floor WC and shower room, and is offered to the market with no upward chain. Contact Phillips George today to arrange your viewing.



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 6/2025

EPC Ordered

- Extended Semi Detached
- Four Bedrooms
- Ground Floor W.C
- No Upward Chain
- Cul De Sac
- Large Plot
- Extended Rear Utility
- 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 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.

