



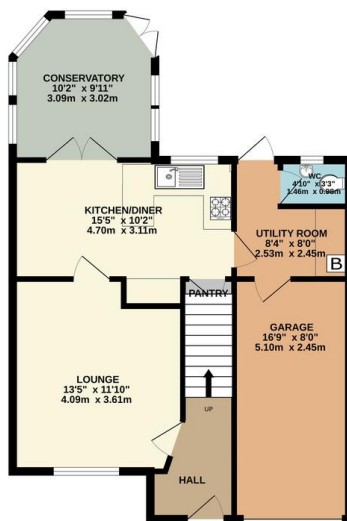
## FOR SALE

4 Bed Link Detached House in Forryans Close, Wigston, LE18 3LL  
£325,000

A beautifully extended four bedroom linked detached property, set on a generous corner plot in a quiet cul-de-sac. This impressive home boasts a spacious master bedroom with en-suite, a bright and inviting conservatory, and a practical utility room. The property is enhanced by landscaped gardens, perfect for outdoor relaxation, as well as ample off road parking and a private garage. Ideal for families seeking a peaceful setting with plenty of living space. Contact Phillips George to view.



GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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 C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Link Detached
- Four Bedroom
- Extended Home
- Cul De Sac
- Popular Location
- Master Ensuite
- Ground Floor W.C
- Utility

**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.

