



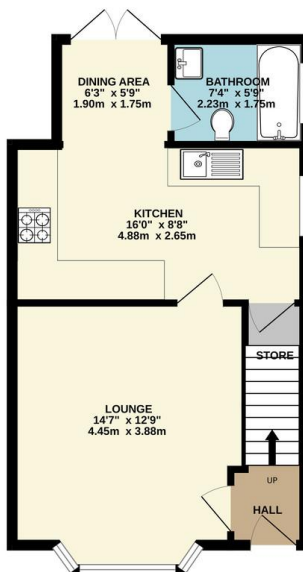
## FOR SALE

3 Bed Semi-Detached House in Kingston Avenue, Wigston LE18 1HP  
£220,000

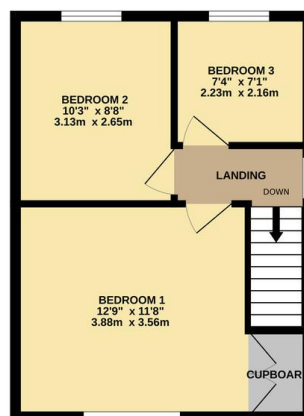
Situated in the sought after area of Wigston, this three bedroom semi detached property on Kingston Avenue offers comfortable living with a generous plot size. The home features a small extended dining area, a ground floor bathroom complete with a Jacuzzi bath, and a first floor landing leading to three bedrooms. Externally, the property benefits from off-road parking. Contact Phillips George today.



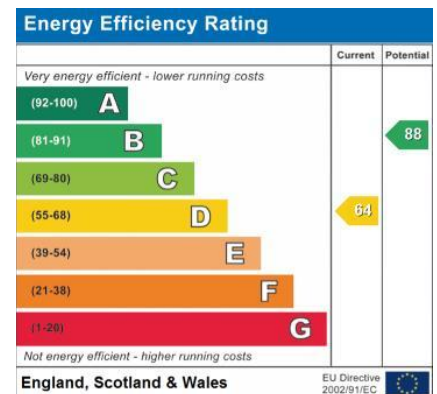
GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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 operation or efficiency can be given.  
Made with Metropix 12025



- Semi Detached
- Three Bedrooms
- Sought After Location
- Wigston
- Ground Floor Bathroom
- Landscaped Gardens
- Off Road Parking
- Fitted Kitchen

**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.

