



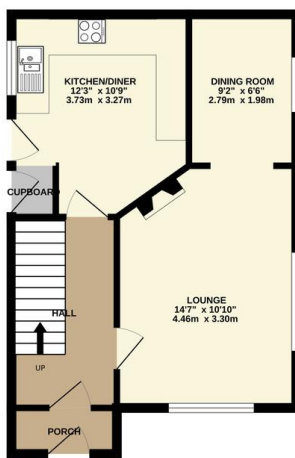
FOR SALE

3 Bed Link Detached in Carlton Drive, Wigston LE18 1DH
£275,000

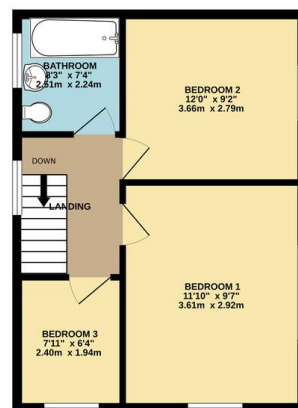
Nestled in a sought after corner plot in Wigston this delightful three bedroom link detached home offers a fantastic opportunity for families and first time buyers alike. The property boasts well presented accommodation throughout and is offered with no upward. Featuring a beautifully landscaped garden to the front and rear, off-road parking and a detached garage. Contact Phillips George to view.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(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

- Three Bedroom
- Link Detached
- Large Corner Plot
- Highly Sought After Location
- Well Presented
- Off Road Parking
- Garage
- No Upward Chain

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.

