



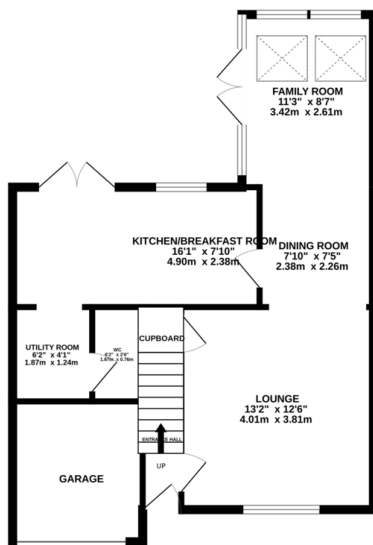
## FOR SALE

3 Bed Detached House in Ashurst Close, Wigston, LE18 3SZ  
£315,000

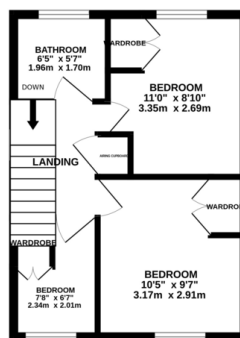
Immaculate detached home for sale on the ever popular Wigston Harcourt. The current owners have extended the kitchen and added a utility room and downstairs w.c. Along with an extra reception room looking on to the garden. The accommodation comprises entrance hall, lounge, dining room, family room, kitchen, utility area, downstairs w.c., three bedrooms, bathroom, garage, rear garden and off road parking.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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 areas 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 here are not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extended
- Detached
- Popular Location
- Three Bedrooms
- Garage
- Utility Room
- Downstairs W.C.
- Three Reception Rooms

**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.

