



FOR SALE

3 Bed Semi-Detached House in Windlass Drive, South Wigston LE18

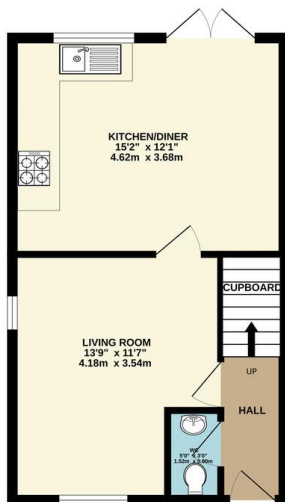
4NW

£270,000

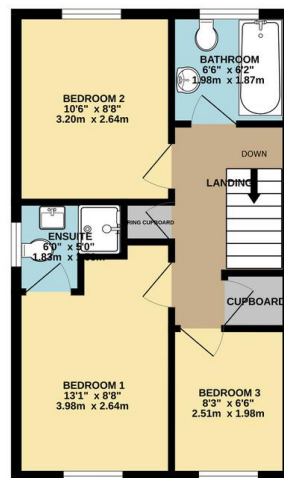
Situated in a pleasant modern development on the borders of South Wigston this much improved three bedroom semi detached is presented to a high standard throughout. The accommodation comprises main entrance hall, ground floor W.C, living room, kitchen / diner, landing to three bedrooms, master ensuite, family bathroom, front and rear landscaped gardens, driveway proving ample off road parking. Call Phillips George to view.



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the drawings contained herein, measurements of doors, windows, rooms and any other parts 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is 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		96
(81-91)	B	83	
(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	

- Semi Detached
- Three Bedrooms
- Modern Property
- Highly Popular Modern Development
- South Wigston
- Master Ensuite
- Ground Floor W.C
- High Presentation Throughout

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.

