



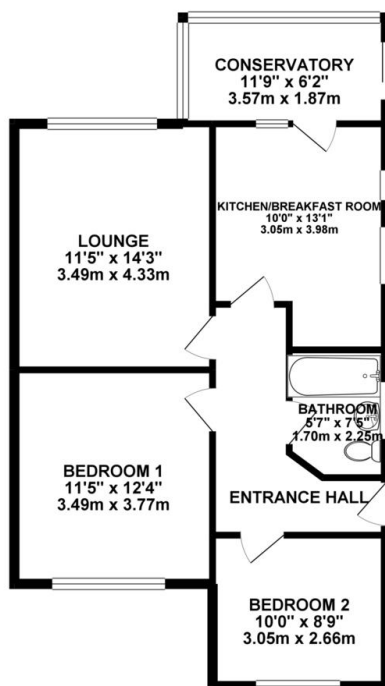
FOR SALE

2 Bed Semi-Detached Bungalow in Mapleton Road, Wigston LE18 1DW
Offers Over £240,000

NO CHAIN A generously sized, two bedroom, semi-detached bungalow situated within a popular location within walking distance of local amenities and bus routes. This excellent home offers a blank canvas to the perspective purchaser benefitting from generous room proportions, a spacious reception room overlooking the garden, kitchen/breakfast room, two double bedrooms and a well appointed bathroom. Outside the property has a low maintenance front garden, ample off road parking, a private rear garden and garage.



GROUND FLOOR 701.07 sq. ft.
(65.13 sq. m.)



TOTAL FLOOR AREA : 701.07 sq. ft. (65.13 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 Interplan (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Deceptively Spacious Home
- Blank Canvas
- Well Proportioned Reception Room
- Kitchen/Dining
- Two Double Bedrooms
- Private Rear Garden
- Larger Than Average Single Garage
- Off Road Parking

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.

