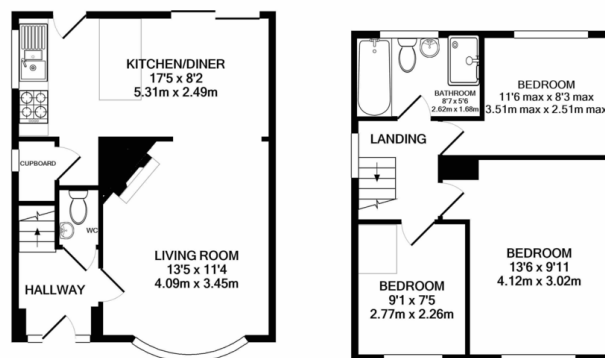
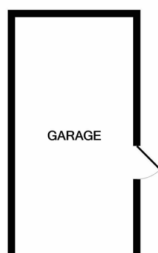




FOR SALE

3 Bed Semi-Detached House in Tyringham Road, Wigston LE18 3QA
Offers Over £295,000

Situated in the highly sought-after Meadows estate in Wigston, this beautifully maintained three-bedroom semi-detached property offers stylish and spacious living throughout. The home features an impressive open-plan kitchen diner, convenient ground floor WC, and a modern four-piece bathroom suite. Externally, the landscaped gardens provide a perfect outdoor retreat, complemented by off-road parking and a garage. Contact Phillips George today to arrange your viewing.



GROUND FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(34.0 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE
TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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		84
(69-80) C	70	
(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
- The Meadows
- Wigston
- Kitchen / Diner
- Ground Floor W.C
- Four Piece Bathroom Suite
- Landscaped Gardens

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.

