



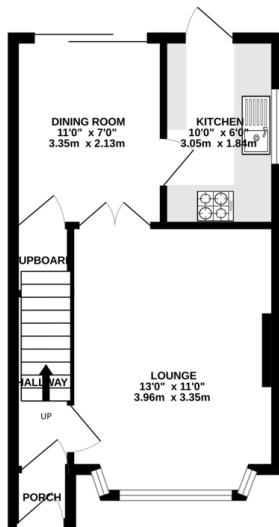
## FOR SALE

2 Bed Semi-Detached House in Forryans Close, Wigston, LE18 3LL  
£240,000

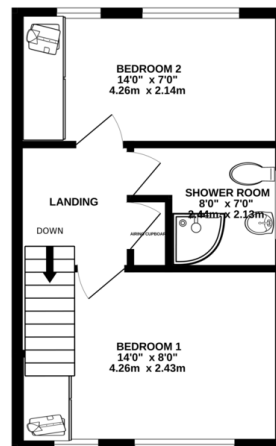
\*\*\* No Chain \*\*\* Immaculate semi detached home for sale in Wigston. Most properties of this layout are 3 bedrooms upstairs. This property offers the same square footage but with 2 good size bedrooms instead of 3 smaller rooms. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, two double bedrooms, shower room, front and back gardens and off road parking. A fantastic first home.



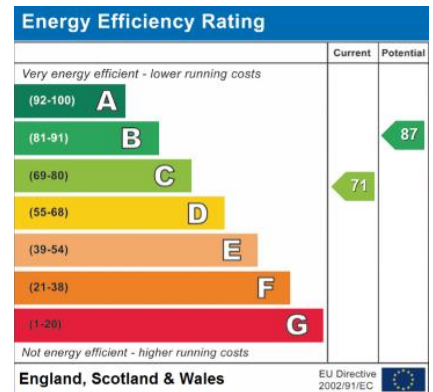
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE LTD  
TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metrege 02025



- No Chain
- Larger Than Average
- Semi Detached
- Two Double Bedrooms
- Off Road Parking
- New Boiler 2022
- Two Reception Rooms
- Immaculate 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.

