## Phillips George











## **FOR SALE**

3 Bed Semi-Detached House in Spa Lane, Wigston LE18 3QD £260,000

Spacious three-bedroom semi-detached home in a sought-after Wigston location, close to the town centre and local amenities. Neatly presented throughout and currently temporarily converted to accommodate a larger family's needs. Benefits include solar panels, EV charging point, ample driveway parking, and landscaped gardens. Contact Phillips George to arrange your viewing.

## Phillips George

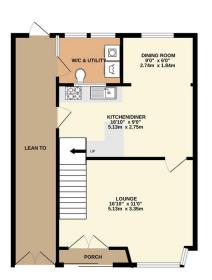




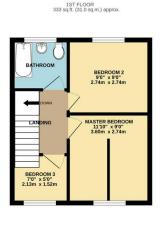




EPC Ordered.



GROUND FLOOR 622 sq.ft. (57.8 sq.m.) approx.



PHILLIPS GEORGE LTD

TOTAL FLOOR AREA: 955 sq.ft. (8.87 sq.m.) approx.

White overy attempt has been made to ensure the accuracy of the foreign contained free, measurements of doors, victions, from and also grant the accuracy of the foreign and or responsibility is taken for any ensurements of doors, according to the control of the control of doors, according to the control of the control of doors, according to the control of the control of doors and according to the control of the

- Semi Detached
- Three Bedrooms
- Extended Porch With Double Glazed Sliding Doors
- Bright Lounge With Bay Window And Gas Fire
- Spacious Rear Reception With Garden Views
- Open Plan Kitchen Diner With Lean-



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.