



Weldon Road, Wigston

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- WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- VIEWING ADVISED
- KITCHEN/DINER/FAMILY AREA WITH BI FOLD DOORS.
- COUNCIL TAX BAND RATING C
- POPULAR LOCATION
- LARGER THAN AVERAGE REAR LANDSCAPE GARDEN
- DRIVEWAY LEADING TO A GARAGE
- EV CHARGER

We are delighted to offer to the market this extended three bedroom semi detached family home, positioned on a larger than average plot to the market. The property provides good access for all local amenities and good performing schools . Internally the property comprises of entrance hallway, lounge, kitchen/diner/family area, downstairs WC, utility room, office/study, three bedrooms and a family bathroom. Externally the property comprises of a front lawned garden, driveway leading to a garage and a large rear enclosed landscape garden. An inspection of the property is highly recommended to appreciate the quality and size of the accommodation on offer.

Offers Over: £325,000





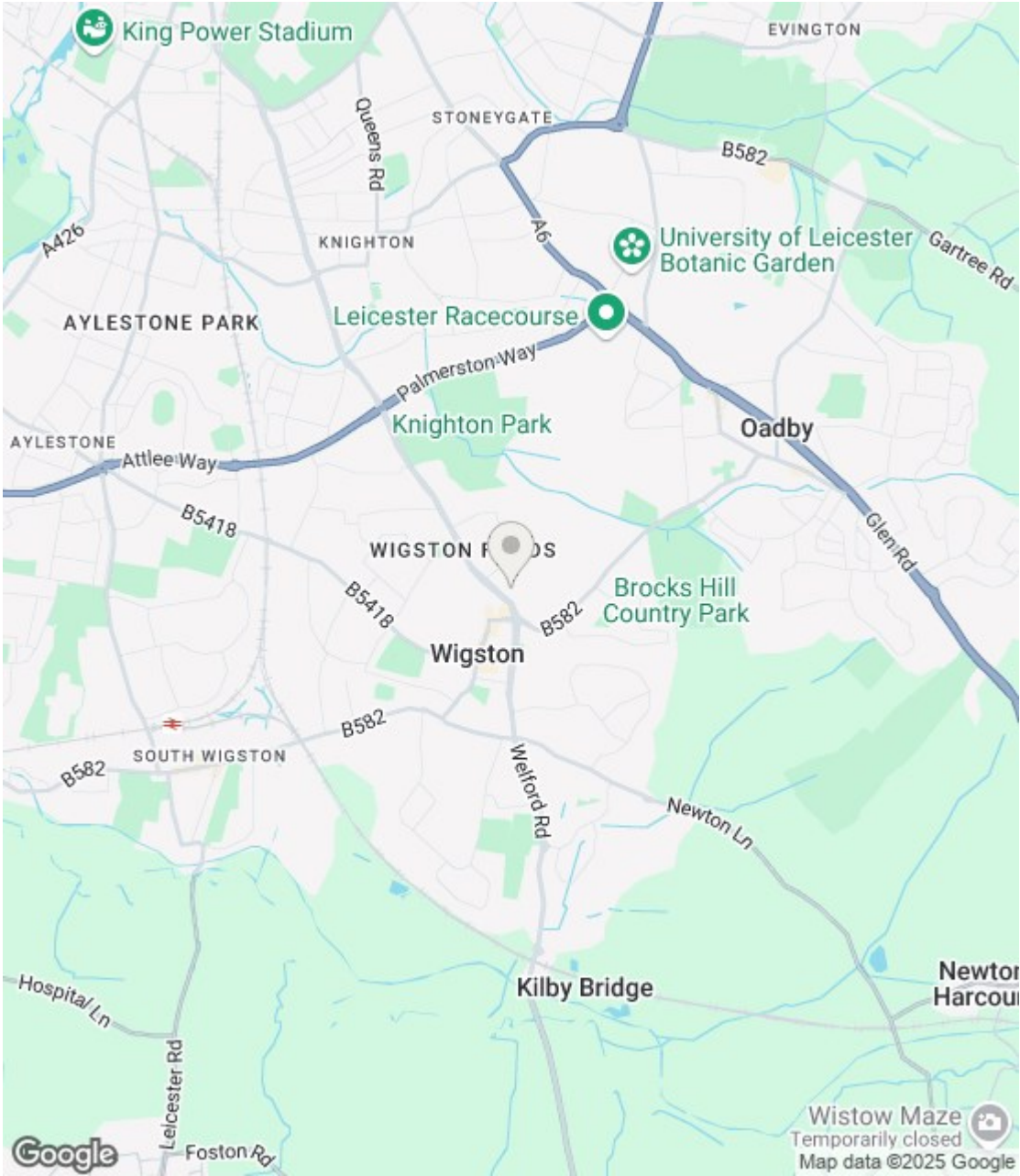


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Weldon Road LE18 1NX

Approximate Gross Internal Floor Area = 115.1 sq m / 1239 sq ft

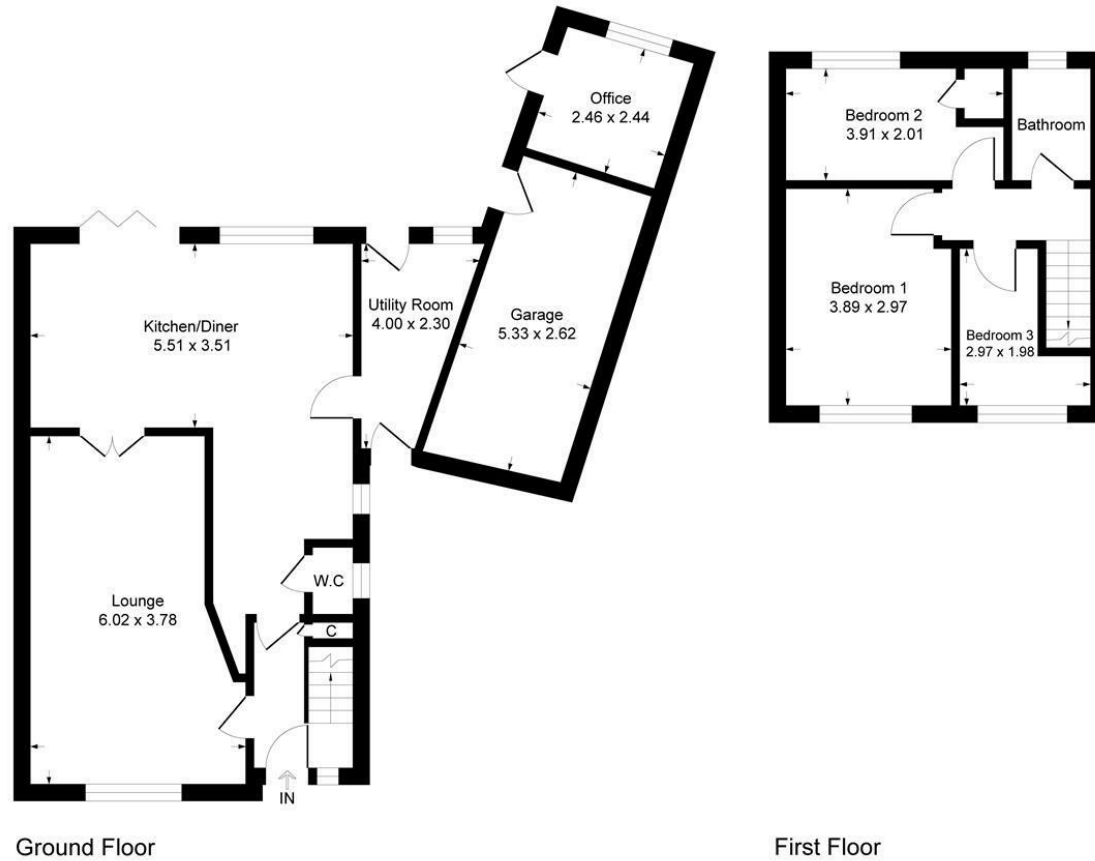


Illustration for identification purposes only, measurements are approximate, not to scale.

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