



5 New Forest Close  
, Wigston, LE18 2RW  
£1,050 Per Month





Available Mid April, We are delighted to offer to the market this well presented three bedroom semi detached family home on the ever popular Little Hill Estate. The property briefly consists of Entrance Hall, Lounge, Diner, Kitchen with Utility and Conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from low maintenance rear garden, garage, double glazing and Gas Central Heating

- Available Mid April
- Three Bedroom Semi Detached House
- Garage
- UPVC Double Glazing & Gas Central Heating
- Close to Local Amenities
- Council Tax Band B
- EPC Rating
- Internet - Standard & Ultra fast, see ofcom checker for more details





## Location

Situated on the popular Little Hill estate that benefits from a small shopping parade, a CO-OP convenience store, and two reputable primary schools. Wigston Magna is within easy reach and enjoys a comprehensive range of daily amenities and leisure facilities, and reputable secondary schools. There is a regularly serviced bus route within walking distance, and good road links into Leicester City Centre, the Leicester ring road and junction 21 of the M1.

## Entrance Hall

6'8 x 4'4 (2.03m x 1.32m)

## Lounge

17' x 11'9 (5.18m x 3.58m )

## Dining Room

11'5 x 8'5 (3.48m x 2.57m)

## Kitchen

10'6 x 8'3 (3.20m x 2.51m )

## Utility Room

9'7 x 6'4 (2.92m x 1.93m )

## Conservatory

11'5 x 8'3 (3.48m x 2.51m)

## Bedroom One

11'7 x 11'2 (3.53m x 3.40m )

## Bedroom Two

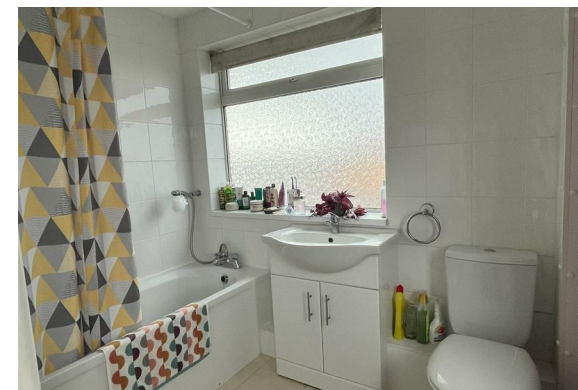
10'9 x 9'8 (3.28m x 2.95m )

## Bedroom Three

7'8 x 6'9 (2.34m x 2.06m )

## Bathroom

8' x 5'9 (2.44m x 1.75m)



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

