



## FOR SALE

3 Bed Detached House in Windlass Drive, South Wigston LE18 4NZ  
£330,000

Beautifully presented three bedroom detached property which offers modern family living. The property itself is located near to countryside walks and a good selection of amenities. The accommodation comprises entrance hall, lounge, downstairs w.c., kitchen diner, three bedrooms, en-suite to master, family bathroom, garden to the rear, off road parking and garage. Contact Phillips George today to arrange your viewing.

# Phillips George



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



**TOTAL FLOOR AREA : 987 sq.ft. (91.7 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 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) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

- Modern Property
- Detached
- Three Bedrooms
- Ground Floor W.C
- Immaculate Presentation
- Master Ensuite
- Driveway
- Garage

**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.

