

# Aston & Co

ESTATE & LETTING AGENTS



10 Redruth Avenue

, Wigston, LE18 2JF

£1,350 Per Month



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Available May 2026! Delighted to offer to the market this newly refurbished throughout three bedroom semi-detached home in the heart of Wigston, in the Little Hill Estate. The property has had a full refurbishment, such as brand new UPVC double glazed windows, brand new central heating, brand new electrics, brand new kitchen and bathroom, new doors, new flooring throughout and fully painted throughout. The property comprises of, entrance hallway, lounge, open plan kitchen and a separate detached garage on the ground floor. To the first floor are three bedrooms, and a fully fitted three piece bathroom suite. To the rear of the property is a large enclosed garden. Early viewings are essential to avoid disappointment.

- Three Bedrooms
- Semi Detached
- Newly Refurbished Throughout
- Brand New Kitchen & Upstairs Bathroom
- Gas Central Heating & UPVC Double Glazing
- Off Road Parking & Garage Space
- Great Location For Local Schools
- Internet - Standard & Ultrafast Available
- Council Tax Band C
- EPC Rating D



## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## Tenancy Information

Price : £1350.00

-Holding Deposit: £311.00

- Deposit : £1557.00 (including the holding deposit)

- Council tax band : C



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 