



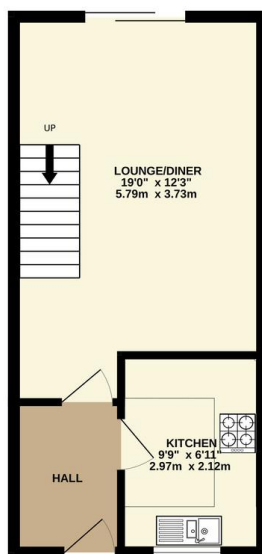
## FOR SALE

2 Bed Semi-Detached House in Mablowe Field, Wigston LE18 3UJ  
£235,000

Situated in the highly popular area of the Wigston Harcourt estate and occupying a pleasant plot, this two bedroom semi detached modern home benefits from a tandem driveway providing ample off-road parking. Internally, the property features a bright kitchen, a spacious lounge / diner with patio doors opening out to the landscaped gardens. Upstairs offers two light and bright bedrooms, primary bedroom with built-in wardrobes, alongside a well-appointed bathroom, making this a superb home ready to enjoy from day one.



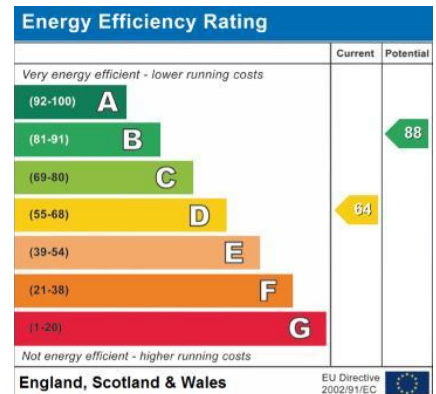
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Two Bedroom Semi Detached
- Presented To A High Standard Throughout
- Off Road Parking
- Ideal First Time Buy
- Popular Wigston Location
- Lounge / Diner
- Landscaped Rear Garden

**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.

