



FOR SALE

4 Bed Semi-Detached House in Ruskington Drive, Wigston, LE18 1LB
Offers Over £310,000

An extended four bedroom semi detached home located in a highly sought after area of Wigston, close to Knighton Park and local amenities. The property offers a conservatory, ground floor WC, landscaped gardens, and ample off-road parking. Neatly presented throughout. Contact Phillips George to arrange your viewing.



GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, notes 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)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	87	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Semi Detached Family Home In Sought-After Area
- Four Good-Sized Bedrooms
- Bright Lounge With Gas Fire
- Open Plan Kitchen Diner
- UPVC Conservatory To Rear
- Modern Shower Room & Ground Floor WC
- Driveway & Carport

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

