

for sale

£270,000



## Lansdowne Grove Wigston LE18 4LU

This two bedroom end terrace property is in the process of being refurbished. Situated close to local amenities - viewing is a must.



# Lansdowne Grove Wigston LE18 4LU

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and door through to the lounge.

## Lounge

With a double glazed bow window to the front of the property and door through to the kitchen.

## Kitchen

There is an understairs storage area, window to the rear and door leading out to the rear garden.



### **First Floor Landing**

With stairs rising from the hallway.

### **Bedroom One**

With a window to the front of the property, radiator and storage cupboard.

### **Bedroom Two**

With a double glazed window to the rear of the property.

### **Shower Room**

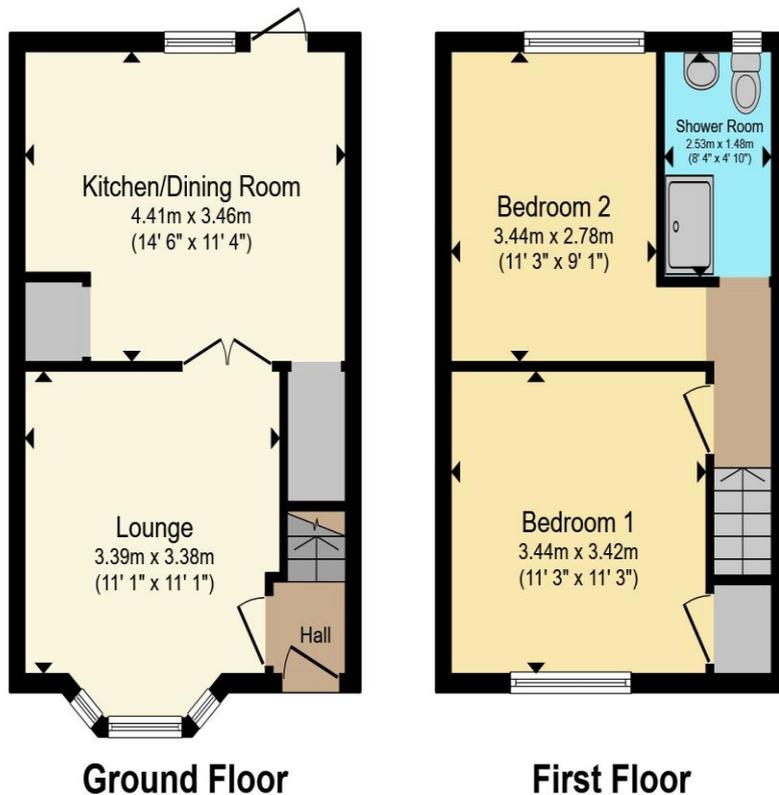
There is a shower tray, wc, wash hand basin in a vanity unit and double glazed window to the rear of the property.

### **Outside**

At the front of the property there is a block paved path leading to the front door.

There are extensive gardens to the side and rear of the property.





Total floor area 62.2 m<sup>2</sup> (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road. Continue along for some time and turn right near Tesco onto Lansdowne Grove where the property is located.

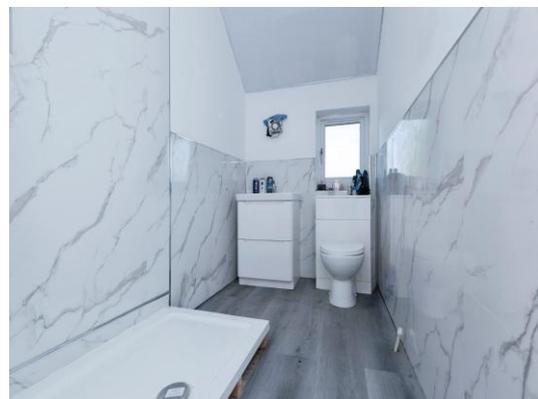
To view this property please contact Connells on

**T 0116 247 7477**  
**E blaby@connells.co.uk**

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Property Ref: BLA309828 - 0003  
 Tenure:Freehold EPC Rating: D  
 Council Tax Band: A

**view this property online [connells.co.uk/Property/BLA309828](http://connells.co.uk/Property/BLA309828)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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