



## FOR SALE

3 Bed Semi-Detached House in Leicester Road, Wigston LE18 1JU  
Offers Over £240,000

A well presented three bedroom semi-detached home situated in the ever-popular area of Wigston, offered to the market chain free. This neatly maintained property benefits from an upgraded boiler and occupies a generous, larger than average plot, offering excellent potential for families or first time buyers alike. The accommodation is well laid out throughout, with a spacious kitchen diner, comfortable living space, and three well-proportioned bedrooms. Externally, the property boasts ample off-road parking and a sizeable rear garden, ideal for outdoor enjoyment and future potential.



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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. Made with Metropix ©2024

EPC To Follow

- Three Bedroom Semi Detached
- Sought After Wigston Location
- Chain Free Sale
- Neatly Presented Throughout
- Upgraded Gas Central Heating Boiler
- Spacious Kitchen Diner
- Comfortable Living Room
- Large Plot With Potential

**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.

