




SETHS
THINK PROPERTY...THINK SETHS

Heatherley Grove
Wigston, Leicester

Offers Over £290,000
www.seths.co.uk

****3 Bedroom Detached House****

Situated within a short walking distance of Wigston Town Centre is this beautiful 3 Bedroom Detached House provided to the market with no upward chain. In brief the property comprises of an Entrance Hallway, Lounge / Diner, Fitted Kitchen, Cloakroom, 3 Bedrooms inc Master with Ensuite and a Family Bathroom. The property benefits from off road parking, a good sized garden and has a detached garage to the rear.

Call Seths now to arrange a viewing

GROUND FLOOR

ENTRANCE HALLWAY Carpeted, Radiator, Understairs storage cupboard, Access to Cloakroom, Staircase leading to first floor

CLOAKROOM WC, Wash Hand Basin with mixer tap and splashback tiles, Radiator, Extractor Fan, Lino flooring

LOUNGE / DINER 21' 9" x 14' 10" (6.65m x 4.54m) Carpeted, Radiator, uPVC Double Glazed Windows, uPVC Double Glazed Bay Window, Patio doors leading to rear garden

KITCHEN 11' 8" x 10' 0" (3.56m x 3.06m) Fitted wall and base units with worktops over, Sink with mixer tap and splashback tiles, 4 ring gas hob with electric oven and extractor hood overhead, Tiled flooring, Plumbing for washing machine, uPVC Double Glazed Window



FIRST FLOOR

BEDROOM 1 11' 11" x 10' 8" (3.64m x 3.26m) Carpeted, Radiator, uPVC Double Glazed Window, With access to;

ENSUITE Lino flooring, Tiled walls, WC, Wash Hand Basin with mixer tap, Shower cubicle, Extractor fan, Towel Radiator



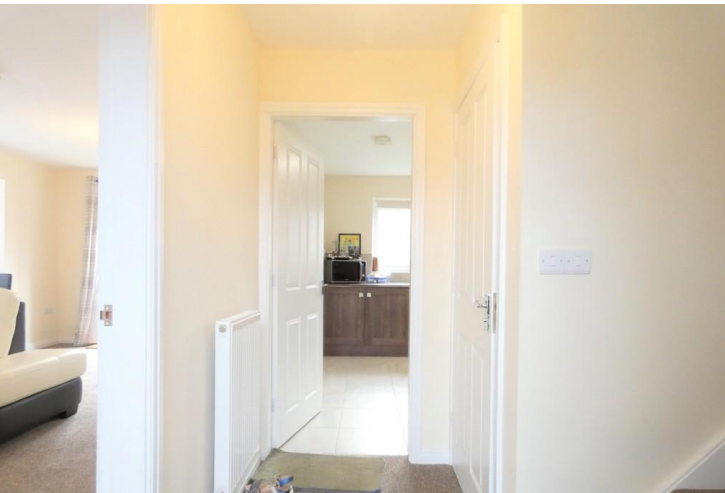
BEDROOM 2 11' 5" x 7' 3" (3.49m x 2.21m)
Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 3 10' 1" x 7' 5" (3.08m x 2.28m)
Carpeted, Radiator, uPVC Double Glazed Window

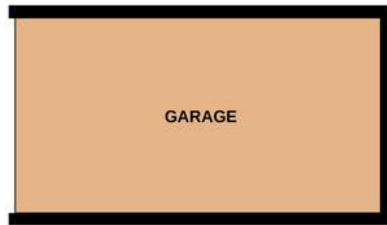
BATHROOM WC, Wash Hand Basin with mixer tap, Bathtub, Lino flooring, Partly tiled walls, Radiator, uPVC Double Glazed Window

OUTSIDE The garden is mainly laid to lawn, Patio area, Wooden fence surround, Access to garage / driveway

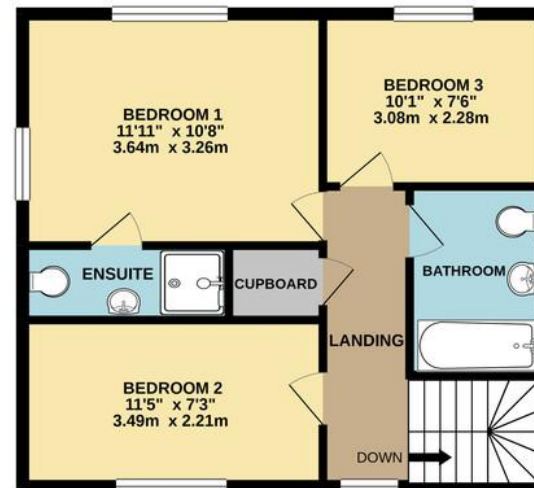
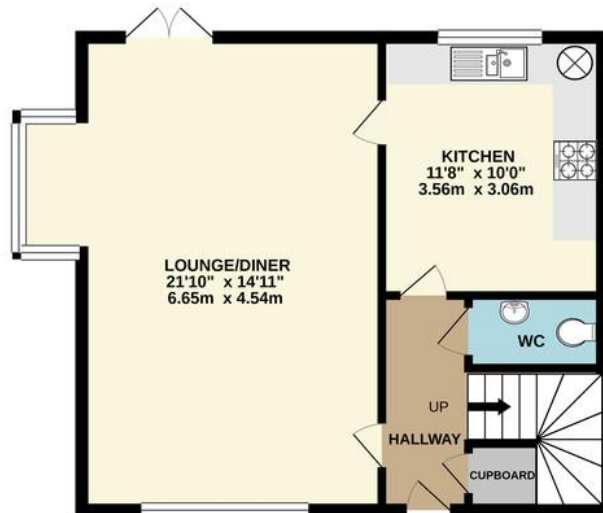
GARAGE Up & Over Garage Door, Power & Lighting, Separate Side Door



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Heatherley Grove

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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