

**Mablowe Field**  
**Wigston, Leicester, LE18 3UJ**

Guide Price: £220,000 to £230,000



Oliver Rayns  
ESTATE AGENTS







- Semi-Detached Property
- Spacious Living / Dining Room
- Impeccable Fitted Kitchen
- Two Bedrooms
- Bathroom Suite & Shower
- Cul-De-Sac Location
- Off-Street Parking For Two Cars
- Sought After Location
- Manicured Front & Rear Gardens
- Ideal First Time Buy Or Investment

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An immaculately appointed two bed semi detached property situated in a quiet cul-de-sac location and presenting an ideal first time buy or investment opportunity, that's ready to move straight into.

The accommodation in brief comprises storm porch, hallway, lounge/diner, kitchen, two bedrooms and family bathroom.

On entering the property via the storm porch, the hallway gives access to the kitchen, which comprises base storage units and offers space and plumbing for several appliances, including an oven, fridge and washing machine, all with complimentary splash back tiling to the surrounds. To the rear is the lounge/diner with sliding patio doors giving access to the garden. The lounge also provides stair access to the first floor and both bedrooms. The family bathroom comprises a panel bath with shower over, pedestal wash basin and low level flush WC.

Outside to the rear is a mainly lawned garden with a slabbed patio area and mature borders to the surrounds.

To the side, there is a driveway allowing for off-street parking for two vehicles














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

## Oliver Rayns

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