



## Lancaster Way

Glen Parva, Leicester, LE2 9UA

Offers In The Region Of £240,000



Council Tax: C



# 12 Lancaster Way

Glen Parva, Leicester, LE2 9UA

Offers In The Region Of £240,000



## Material Information - Wigston

Tenure Type; Freehold

EPC Rating; D

Council Tax Banding; C

## Entrance hall

Double glazed door, radiator, stairs to first floor.

## Lounge

13'2" x 14'2" (4.03 x 4.34)

Double glazed window, feature fire place and surround, single glazed window, radiator.

## Dining room

9'6" x 8'10" (2.91 x 2.71)

Double glazed door opening to the garden, radiator.

## Kitchen-diner

15'10" x 9'1" (4.84 x 2.78)

Double glazed windows, a range of wall and base units, work surfaces, inset sink with mixer tap, extractor hood, space for oven, washing machine and upright fridge-freezer, storage cupboard, radiator, double glazed door, radiator.

## Landing

Double glazed window, storage cupboard.

## Bedroom one

12'7" x 9'7" (3.85 x 2.94)

Double glazed window, fitted wardrobes, radiator.

## Bedroom two

9'8" x 8'11" (2.97 x 2.73)

Double glazed window, built in wardrobe, radiator.

## Bedroom three

6'6" x 7'5" (2.00 x 2.27)

Double glazed window, radiator.

## Family bathroom

6'6" x 5'5" (1.99 x 1.66)

Double glazed privacy window, panel bath with shower over, wash hand basin, low level wc, heated towel rail, extractor fan, tiled walls and flooring.

## Garden

Lawn with patio seating area, pond with fountain, decorative stone border.

## Garage

16'0" x 11'5" max (4.90 x 3.50 max)

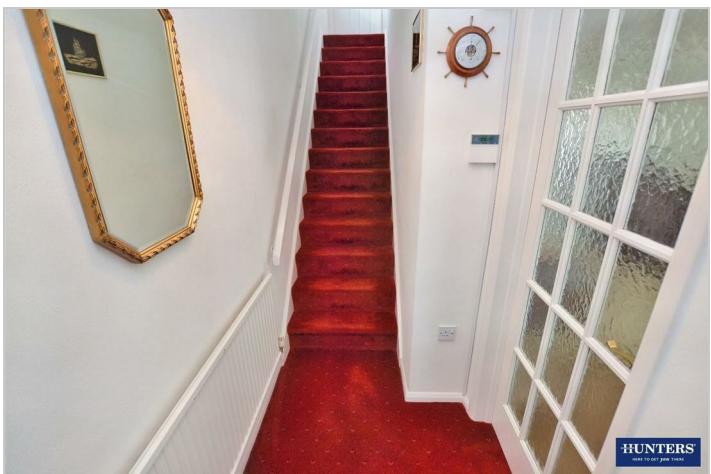
Up and over electric door, power and lighting, separate wooden entrance door.

## Material Information - Wigston

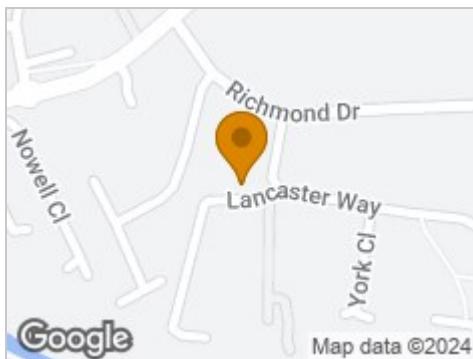
Tenure Type; Freehold

EPC Rating; D

Council Tax Banding; C



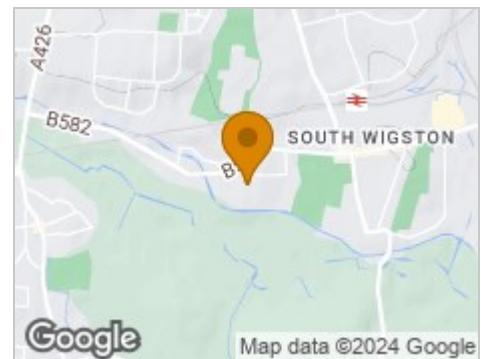
## Road Map



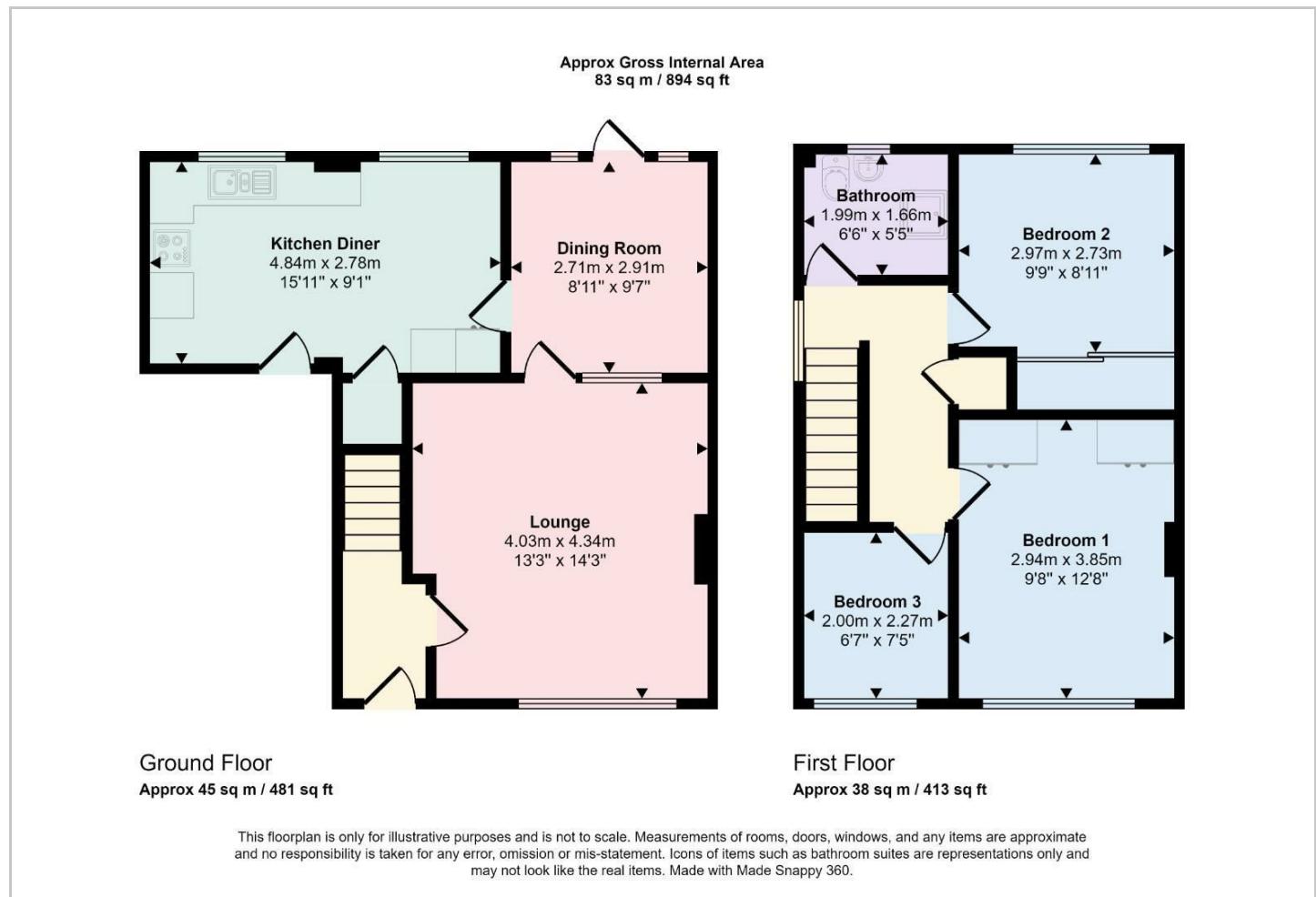
## Hybrid Map



## Terrain Map



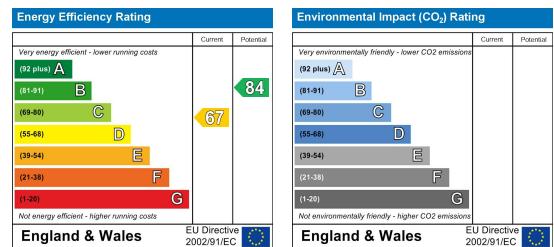
## Floor Plan



## Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.