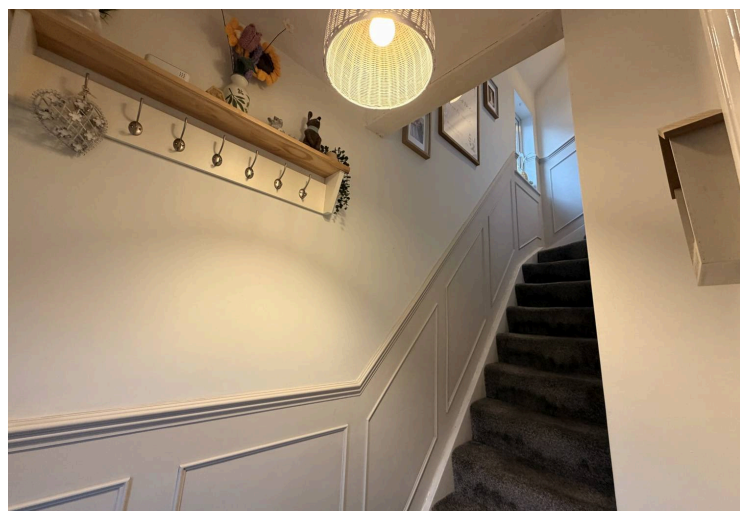




99 Burleigh Avenue, Wigston

£225,000 Freehold

**Phillips
George** 

A nicely presented three bedroom semi-detached home located in the popular town of Wigston. An ideal first time purchase or investment opportunity within easy reach of local amenities, schools and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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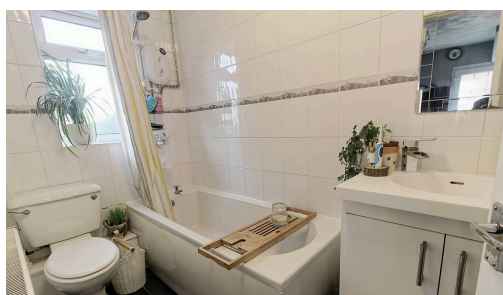
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EPC Environmental Impact Rating: D



- Contact Phillips George To View
- Popular Wigston Location
- Landscaped Rear Garden
- Three Bedroom Semi Detached Home
- Nicely Presented Throughout
- Three First Floor Bedrooms
- Ground Floor Bathroom Suite
- Fitted Kitchen With Garden Access
- Off Road Parking To Front
- Ideal First Time Buy Or Investment



ENTRANCE HALL

Accessed via a double glazed entrance door to the front elevation. With carpeted flooring and radiator, providing access into the main living accommodation.

LOUNGE

Dimensions: 13' 4" x 12' 0" (4.06m x 3.66m). A well-presented reception room featuring a double glazed bay window to the front elevation, carpeted flooring, radiator, electric fireplace and wall lighting.

KITCHEN

Dimensions: 10' 7" x 8' 8" (3.23m x 2.64m). Comprising a stylish fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, plumbing and space for cooker and washing machine. Tiled flooring, radiator, double glazed window to the rear elevation and double glazed door providing access to the side and rear garden.

GROUND FLOOR BATHROOM

Fitted with a three-piece suite comprising bath with electric shower over, wash hand basin and low-level WC. Fully tiled walls from floor to ceiling, radiator and obscure double glazed window to the rear elevation.

LANDING

With carpeted flooring, double glazed window to the side elevation.

BEDROOM ONE

Dimensions: 12' 0" x 10' 9" (3.66m x 3.28m). With carpeted flooring, radiator and double glazed window to the rear elevation.

BEDROOM TWO

Dimensions: 10' 9" x 9' 2" (3.28m x 2.79m). With carpeted flooring, radiator and double glazed window to the rear elevation.

BEDROOM THREE

Dimensions: 7' 4" x 6' 3" (2.24m x 1.91m). With carpeted flooring, radiator and double glazed window to the rear elevation.

OUTSIDE

To the rear is a landscaped garden comprising patio seating area leading onto lawn, enclosed by fencing with a range of mature trees and shrubs. To the front is a landscaped driveway finished with brick paving, providing off-road parking.

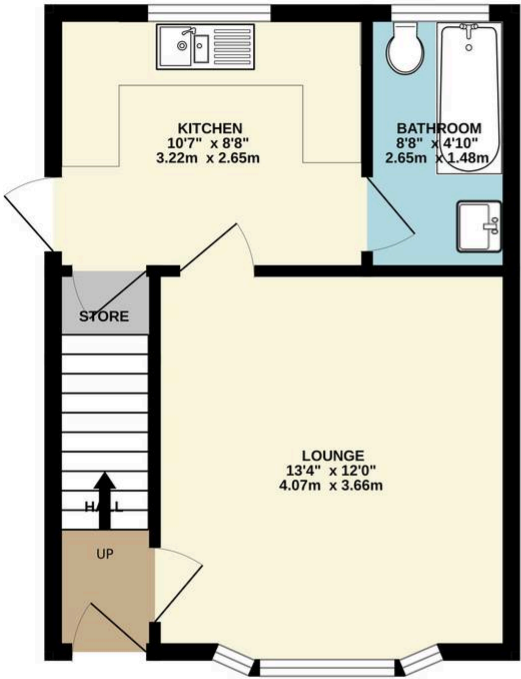
THINKING OF SELLING?

We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Phillips George to arrange a convenient appointment on 01162168178.

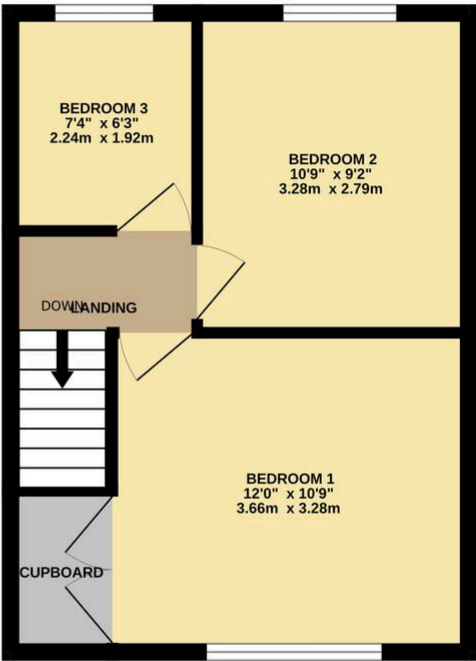
BUYING TO LET?

Phillips George are expert, ARLA qualified letting agents with experience of all kinds of rental property across city and county. Should you need a rental valuation for your new property or on any of your existing portfolio, or simply want some advice on the current rental market, call us now on 01162168178.

GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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.
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