

# Aston & Co

ESTATE & LETTING AGENTS



1 Westerby Close

, LE18 1NY

£1,200 Per Month



Available May 2026! This spacious and well presented three bedroom semi detached house in Wigston. The property briefly compromises of; Entrance Hall, Lounge/diner, Conservatory & Kitchen to the ground floor. To the first floor is three good sized bedrooms, bedroom one having built in wardrobes, and a fully fitted three piece family bathroom. The property also benefits from being close to Wigston Town Centre, Off Road Parking for two cars, Double Glazing and Gas Central Heating. To the rear, there is an enclosed low rear garden with a large storage shed.

- Three Bedroom Semi Detached
- Available May 2026!
- Large Front & Rear Gardens
- Conservatory
- Gas Central Heating & Double Glazed
- Off Road Parking for Two Cars
- Council Tax Band B
- EPC Rating D
- Internet - Standard, Superfast & Ultrafast Available.



## Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## Tenancy Information

- Price : £1200
- Holding Deposit: £276.00 (one weeks rent)
- Deposit : £1384.00 (including the holding deposit)
- Council tax band : B



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

