



15 Creaton Court  
, Wigston, LE18 3XX  
£200,000



No Upward Chain! This well presented and spacious two bedroom end town house located within the Wigston Meadows, benefitting of local school and local amenities. The property comprises of; entrance hallway, a large lounge, kitchen & conservatory space on the ground floor. The kitchen space is fitted with a range of units with work surfaces around, stainless sink drainer, gas hob, with extractor fan over, integrated double oven with plumbing for a integrated dishwasher and a fridge freezer.

To the first floor are two bedrooms with bedroom one benefitting from sliding integrated wardrobes and a fully fitted three piece bathroom suite.

To the front of the property is a flower bed and an off road parking space for one vehicle. At the rear of the property is a larger enclosed rear garden with a patio space and a shed for storage.

In addition to all, there was a new boiler installed in February 2025 and the property is UPVC double glazed.

- Two Bedrooms
- End Terrace House
- No Upward Chain!
- Conservatory Space
- Close to Local Schools & Amenities
- Off Road Parking
- New Boiler Installed February 2025
- Large Rear & Side Gardens
- Internet - Standard, Superfast & Ultrafast
- Council Tax Band B / EPC Rating D



## DRAFT DETAILS AWAITING VENDOR APPROVAL

### Lounge

15'41" x 12'9" (4.57m x 3.89m)

### Kitchen

7'18" x 12'96" (2.13m x 3.66m)

### Conservatory

7'86" x 11'80" (2.13m x 3.35m)

### Bedroom One

10'6" x 10'3" (3.20m x 3.12m)

### Bedroom Two

11'10" x 6'3" (3.62 x 1.92)

### Bathroom

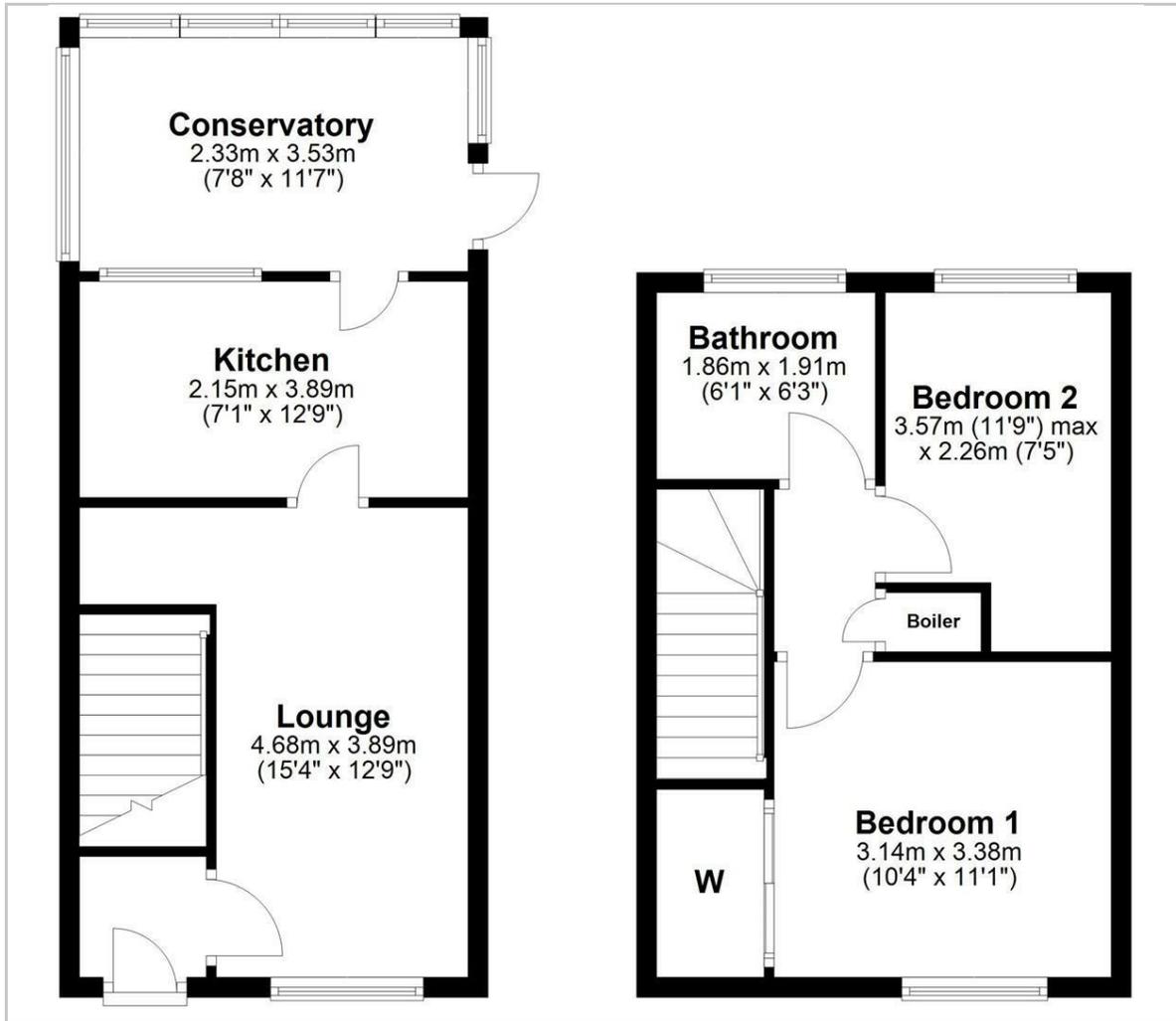
6'2" x 6'3" (1.89 x 1.93)

### Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.



## Floor Plan



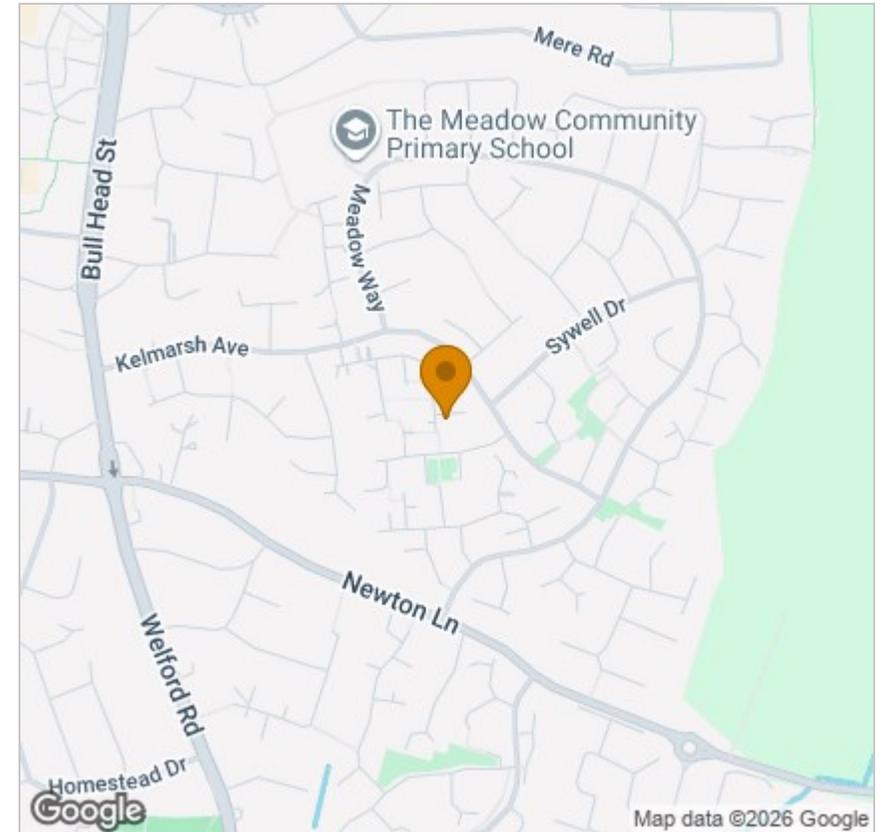
## Viewing

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.

**67 67 Long Street, Wigston, Leicestershire, LE18 2AJ**  
**Tel: 0116 2883872 Email: [lettings@astonandco.co.uk](mailto:lettings@astonandco.co.uk)**  
<https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

