



33 Spa Lane  
, Wigston, LE18 3QD  
**£1,250**

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**\*INTERNAL PHOTOS COMING SOON\*** Available April 2026! Aston & Co are delighted to offer to the market this well presented three bedroom semi detached property within walking distance to Wigston Town Centre. The property briefly comprises of: Entrance Hall, Lounge and an open plan Kitchen Diner providing access to the garden. To the first floor is the family bathroom and three bedrooms. The property also benefits from Double Glazing, Gas Central Heating and a large rear garden.

- Three Bedrooms
- Semi Detached Home
- Through Kitchen Diner
- Enclosed Rear Garden
- Available April 2026!
- Double Glazed & Gas Central Heating
- Close To Local Amenities
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band B
- EPC Rating D

## **Viewing Arrangements**

Please note, as part of the process and services to our landlord, all prospecting 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 : £1250.00
- Holding Deposit: £288.00(one weeks rent)
- Deposit : £1442.00 (including the holding deposit)
- Length of tenancy : 6 Months
- 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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**<https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

