



23 Westfield Avenue  
, Wigston, LE18 1HY  
£1,150



Available End of April 2026! Three bedroom semi detached home, within close proximity to local schooling and amenities. The property comprises; entrance hall, spacious lounge, large kitchen and three piece bathroom to the ground floor.

To the first floor are three good sized bedrooms, two doubles and one single room. The property benefits from gas central heating, UPVC double glazing, and a very large enclosed rear garden.

- Available Now!
- Three Bedrooms
- Semi Detached Home
- Large Kitchen Space
- Gas Central Heating & UPVC Double Glazed
- Close to Local Schools & Amenities
- Large Enclosed Rear Garden
- 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 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 : £1150.00

-Holding Deposit: £265.00

- Deposit : £1326.00 (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.

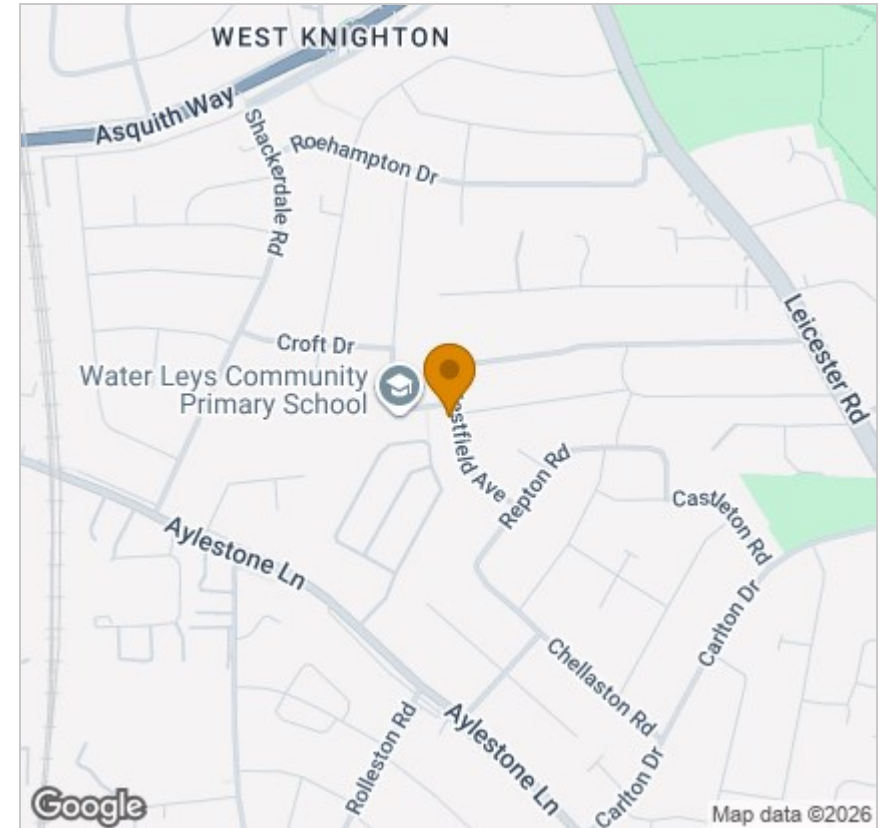
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## Area Map



## Energy Efficiency Graph

