



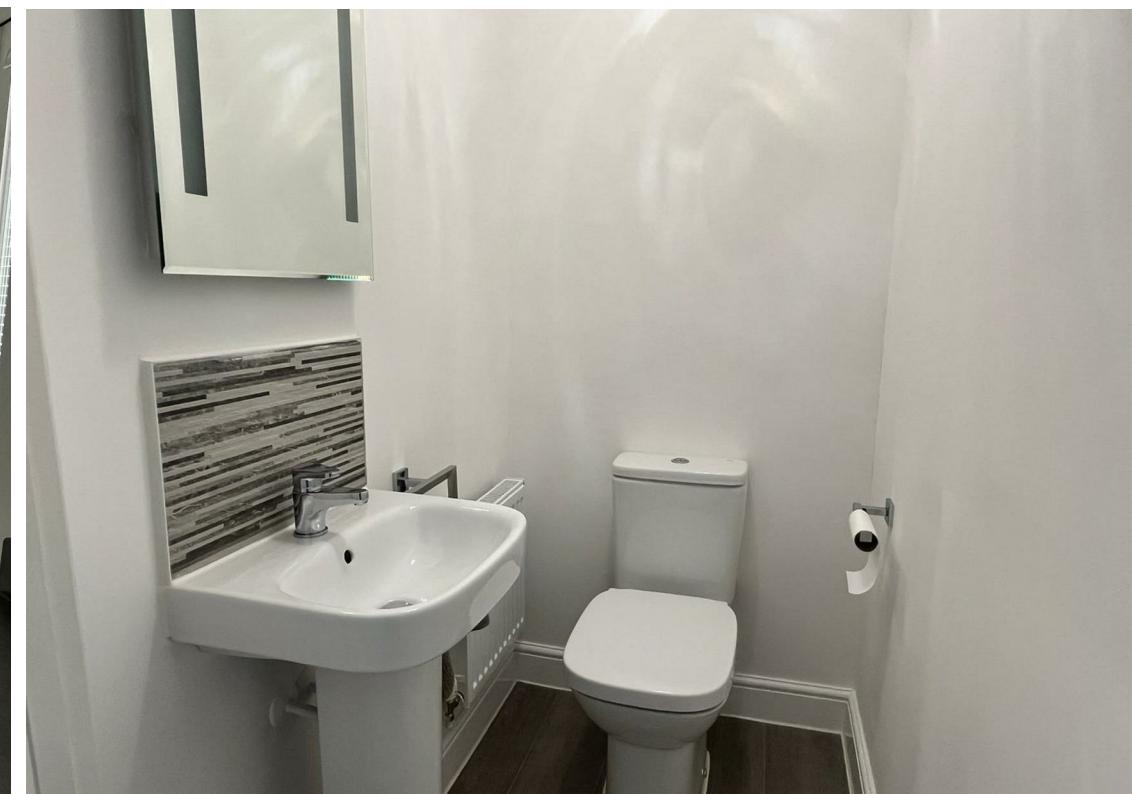
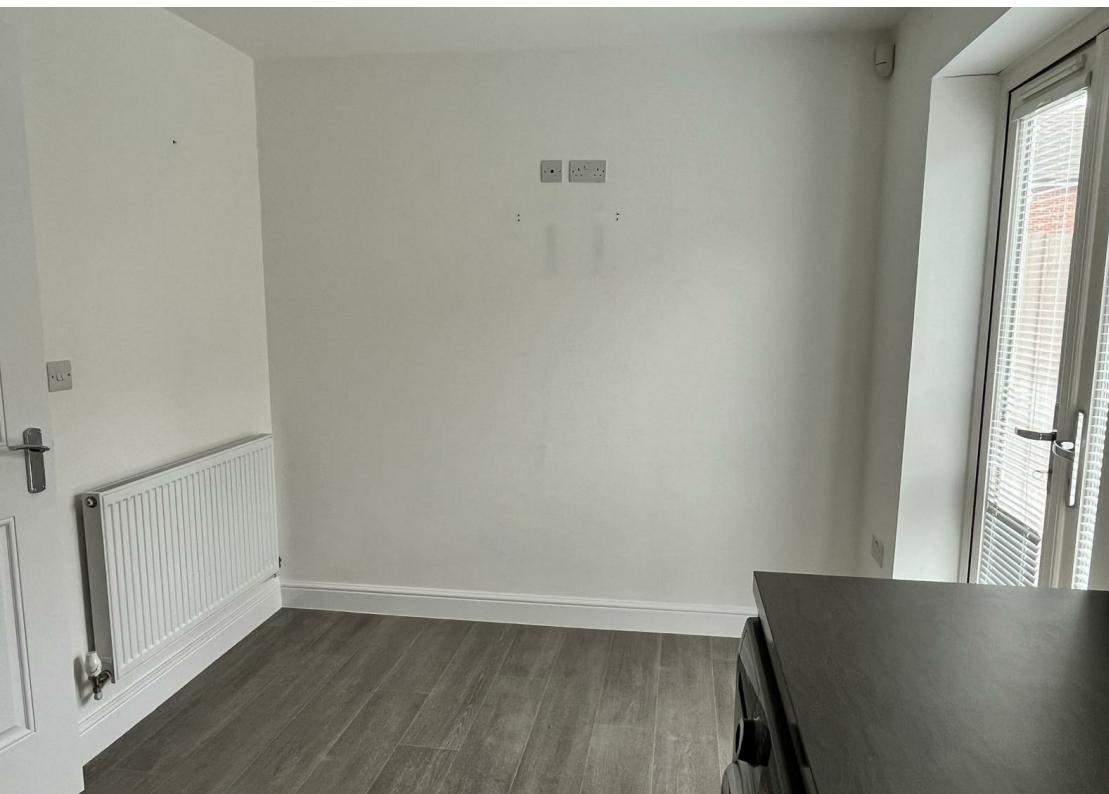
12 Meadow Hill
, Wigston, LE18 3UA

£1,200



Set on a quiet residential new build estate with field views and available to view immediately, this two bedroom semi detached property is the ideal family home. The property briefly comprises of; lounge, kitchen/diner, and downstairs W/C on the ground floor. There are two double bedrooms with space for wardrobes and a fully fitted bathroom suite occupying the first floor. The property also offers off road parking for two cars in addition to a well proportioned garden to the rear. Early viewings recommended to avoid disappointment.

- Available April 2025
- Two Bedrooms
- Fully Fitted Kitchen
- GSH & UPVC Double Glazed
- Downstairs W/C
- Off Road Parking
- Washing Machine & Dryer Included as good will gesture
- Council Tax B
- EPC Rating B
- Internet - Standard & Ultra fast, see ofcom checker for more details



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 : £1200.00 PCM

-Holding Deposit: £276.00

- Deposit : £1384.00 (including the holding deposit)

- Length of tenancy : 12 Months

- Council tax band : B

Disclaimer

The whitegoods that are currently in the property are left as a good will gesture and will not be replaced if they break down.



Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

