



Gloucester Crescent, Wigston, Leicestershire

NO UPWARD CHAIN | IMMACULATELY PRESENTD | EXTENDED THREE BEDROOM SEMI DETACHED | LANDSCAPED GARDEN
| OFF ROAD PARKING, GARAGE AND CAR PORT | LOCAL SHOPS, SCHOOLS AND AMENITIES | EXCELLENT PUBLIC
TRANSPORT LINKS

Asking Price: **£250,000 (Offers Over)**



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DESCRIPTION

Hunters are delighted to offer to market this superbly presented extended semi detached home situated on the very popular Fairfield residential estate within Wigston. The home is has the added benefit of being upward chain free. This lovely family home comprises of entrance hallway, open plan lounge-dining room, extended fitted kitchen-breakfast room and conservatory. Stairs from the hallway lead up to the first floor where there are two double bedrooms, a good sized single bedroom and modern fitted shower room. Externally the rear garden has been landscaped with some mature plants and shrubs, lawn, garden shed and patio seating areas. The front garden is walled with blocked paved driveway with gated access to the car port which leads to the detached garage which has power and lighting. This well presented home warrants internal viewing to appreciate the style and space this property has to offer. Call your local Hunters estate agents Wigston on 01163660660 to find out more and arrange your early viewing.



Entrance Hall

Double glazed door and window, under stairs storage cupboard, radiator

Lounge-dining room

6.12m x 3.85m

Double glazed window, feature inset fireplace and surround, radiator, double glazed French doors.

Kitchen-breakfast room

6.19m x 2.6m

Double glazed windows, a range of modern style wall and base units, work surfaces, sink with mixer tap, freestanding cooker, breakfast bar, plumbing for washing machine, space for upright fridge freezer, radiator, space for under counter alliances, central heating boiler.

Conservatory

2.86

2.86m x 2.92m

Double glazed windows, Double glazed French doors, polycarbonate roof.

Bedroom One

3.98m x 3.03m

Double glazed window, fitted wardrobes, radiator.

Bedroom two

2.08m x 3.7m

Double glazed window, fitted wardrobes, radiator.

Bedroom three

3.06m x 2.62m

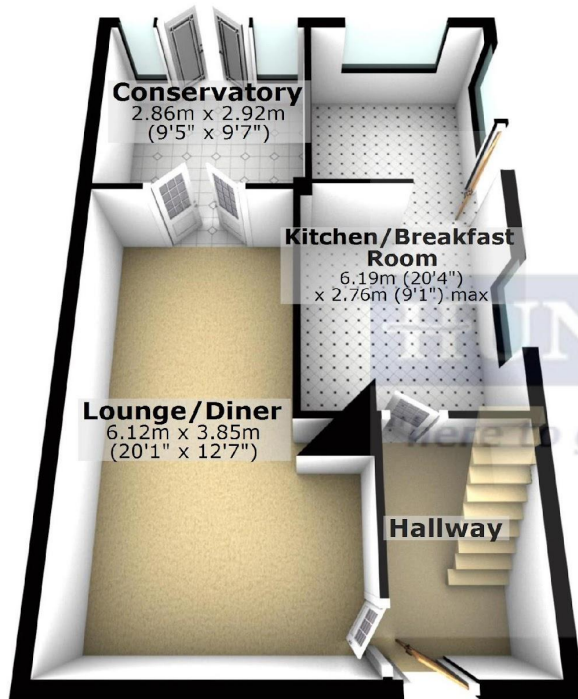
Double glazed window, fitted wardrobe, storage cupboard, radiator.

Shower room

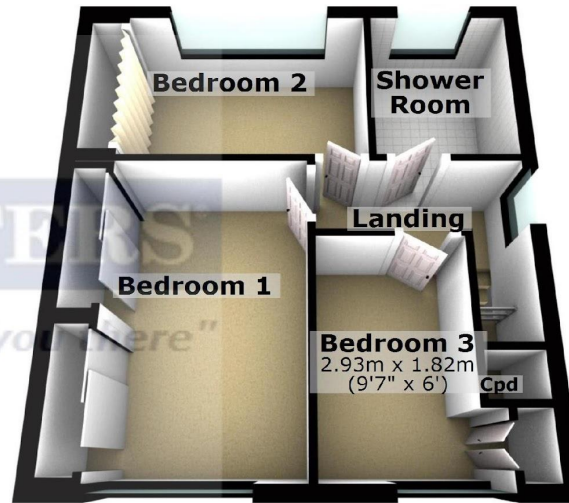
Double glazed window, shower with glass panel screen, low level wc, was hand basin, heated towel rail.



Ground Floor



First Floor



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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OPENING HOURS

9am - 5.30pm Monday to Friday and
9am-2pm Saturday

