



Gladstone Street, Wigston

£265,000

A traditional semi-detached property offered for sale with NO UPWARD CHAIN retaining some TRADITIONAL STYLE features and a blend of MODERN TOUCHES along with part refurbishment (early 2024) including a LOFT CONVERSION providing a third double bedroom with en-suite shower room.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With window to the side elevation, stairs to first floor, wooden floor, radiator.

Sitting Room

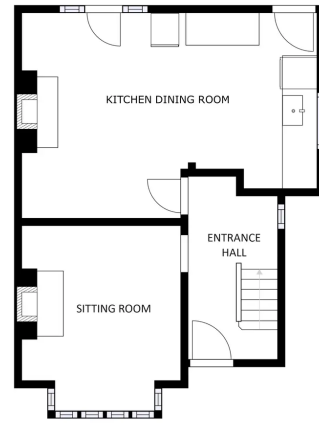
12' 1" x 10' 3" (3.68m x 3.12m)

With double glazed bay window to the front elevation, window shutters, window seat with storage, log burner with surround and hearth, wooden floor, ceiling rose.

Open Plan Kitchen Dining Room

19' 0" x 13' 0" (5.79m x 3.96m)

Measurement narrowing to 11'. With two doors to the rear elevation, window to the side elevation, ceramic sink with base units and work surface over, gas cooker point, plumbing for washing machine, part tiled walls, part vinyl and part wooden floor, feature fireplace with tiled inset, surround and hearth, radiator.



FLOOR 1

DOOR AND CORRIDOR ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

First Floor Landing

With window to the side elevation, window to the front elevation with shutters, feature traditional-style cast iron radiator, boiler, stairs to second floor.

Bedroom One

13' 1" x 11' 0" (3.99m x 3.35m)

With window to the rear elevation, picture rail, fitted wardrobes, feature traditional-style cast iron radiator.

Bedroom Two

10' 2" x 10' 1" (3.10m x 3.07m)

Measurement into recess. With window to the front elevation and shutters, fitted wardrobes, feature traditional-style cast iron radiator.

Bathroom

8' 6" x 7' 5" (2.59m x 2.26m)

With window to the side elevation, bath with shower over, wash hand basin, low-level WC, built-in cupboard, part tiled walls, wooden floor, radiator.

Second Floor

Bedroom Three

13' 8" x 11' 5" (4.17m x 3.48m)

With window to the rear elevation, radiator.

En-Suite Shower Room

6' 2" x 5' 3" (1.88m x 1.60m)

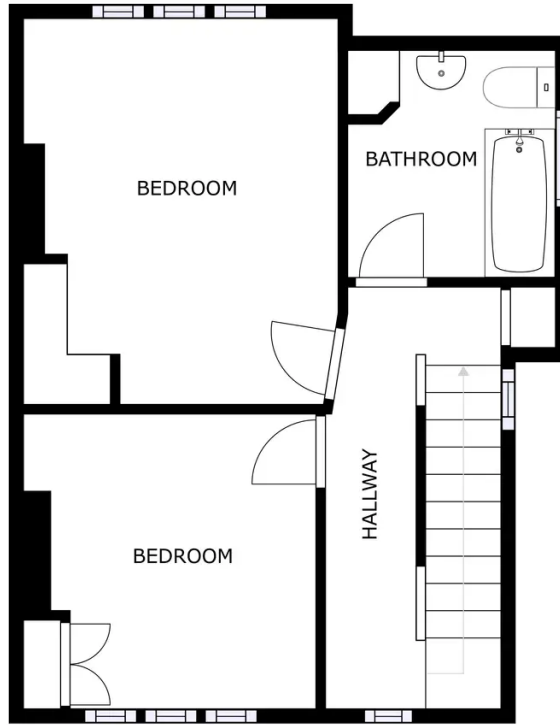
With window to the rear elevation, tiled shower cubicle with electric shower, pedestal wash hand basin, low-level WC, part tiled walls.

Front Garden

With wrought iron fencing providing gated access to front forecourt.

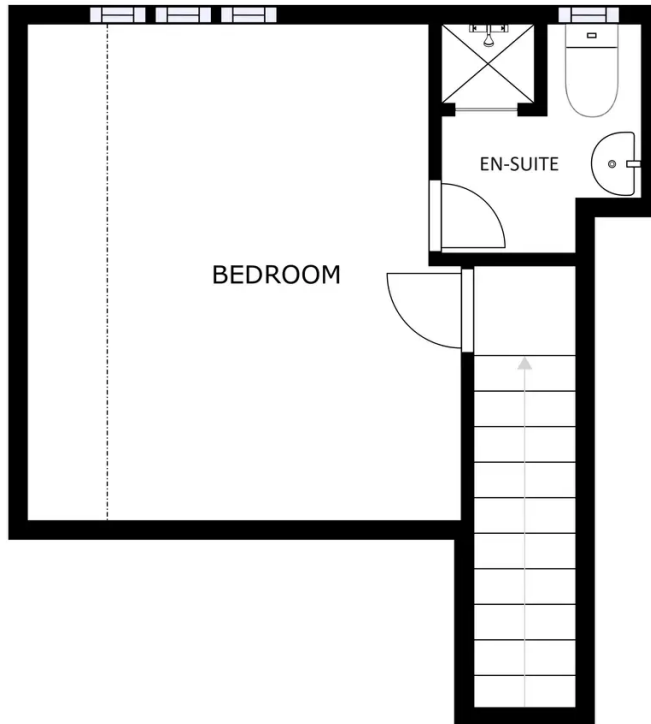
Rear Garden

With paved patio area, lawn, fencing and hedging to perimeter, mature trees, gate to side access.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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