



Connells

Gloucester Crescent
Wigston



Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green.

This three bedroom property commands a corner plot and has loads of potential for any future buyer. The property is well presented throughout and viewing is highly recommended to appreciate the potential this property has to offer. Call now to arrange your viewing,

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

Lounge/ Diner

20' 9" x 12' 7" (6.32m x 3.84m)

With a double glazed window to the front of the property, fireplace, central heating radiator and doors through to the conservatory.

Conservatory

8' 9" x 7' 7" (2.67m x 2.31m)

With windows to the rear and side and a door to the side leading out to the garden.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, gas oven, electric hob, cooker hood, plumbing for a washing machine, tiled flooring and a double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway and loft access.

Bedroom One

13' 9" x 9' 11" (4.19m x 3.02m)

With a double glazed window to the front of the property and central heating radiator.

Bedroom Two

12' 3" x 6' 9" (3.73m x 2.06m)

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

10' 1" x 8' 10" (3.07m x 2.69m)

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

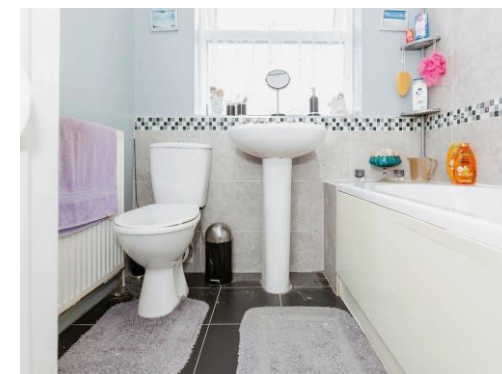
Outside

At the front of the property there is a driveway providing off road parking leading to the garage, a gravelled area and a lawn with dwarf wall at the front.

The rear garden has a lawn, patio area and timber fencing.

Garage

With an up and over door to the front, window at the rear and single door leading into the garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308945

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right onto Little Glen Road and continue along to South Wigston. Turn left onto Saffron Road and right onto Gloucester Crescent where the property is located.

EPC Rating: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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