

FOR SALE



Abbey
Lettings & Sales



Gloucester Crescent

Wigston, LE18 4YH

£350,000



Nestled in the charming Gloucester Crescent of Wigston, this semi-detached house is a true gem waiting to be discovered. Boasting two spacious reception rooms, five/six generously sized bedrooms, and two modern shower rooms, this property offers ample space for comfortable living.

Step inside to find a beautifully renovated interior, complete with new flooring and fresh decor that exudes a welcoming atmosphere. The property features a versatile layout, including a delightful Lounge/Diner perfect for entertaining guests and a cosy Breakfast/Kitchen area ideal for enjoying your morning cuppa.

One of the standout features of this home is the ample parking space it provides, with a driveway that can accommodate up to four or five vehicles. Say goodbye to the hassle of searching for parking with this convenient perk right at your doorstep.

Whether you're looking for a spacious family home or simply craving more room to spread out, this very large 5/6 bedroom property with 2 shower rooms offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your dream home in the heart of Wigston.



Entrance Hall

Brand new UPVC front door, ceiling light point, double glazed window, radiator, virgin media point, under stairs storage cupboard, wood effect vinyl flooring stairs leading to 1st floor and doors leading to lounge/diner and breakfast/kitchen..

Lounge/Diner 20'4" x 13'7" (6.206 x 4.159)

Two ceiling light points, double glazed window, 2 radiators, TV & Virgin points, carpeted flooring and double glazed patio door leading to rear garden.

Kitchen/Diner 17'8" x 11'8" (5.393 x 3.568)

Two ceiling light points, radiator, double glazed window, base and wall cupboards, sink and drainer, hot and cold mixer tap over, two electric hobs, double electric oven, integrated larder fridge, larder freezer, dishwasher, wood effect vinyl flooring and a double glazed patio door leading to side passage.

Side Passage

Ceiling light point, 2 UPVC doors leading to the front and rear of the property fire alarm control panel and door leading to the utility room..

Utility Room 9'3" x 5'5" (2.833 x 1.664)

Ceiling light point, double glazed window, radiator, base cupboards, sink and drainer with hot and cold mixer tap over, plumbing for washing machine, wood effect vinyl flooring and door leading to home office/dinning room/bedroom 6..

Home Office/Dinning Room/Bedroom 6 14'7" x 11'0" (4.467 x 3.354)

Ceiling spot light point, double glazed window, radiator, TV point and laminate flooring.

Stairs and 1st Floor Landing

Ceiling light point, loft hatch, carpeted flooring, doors leading to bedroom 1,2,3,4,5 plus shower room 1 and 2.

Bedroom 1 15'2" x 10'4" (4.625 x 3.151)

Ceiling light point, loft hatch, double glazed window, radiator, TV & BT points and carpeted flooring.

Bedroom 2 12'6" x 10'6" (3.823 x 3.208)

Ceiling light point, double glazed window, radiator, TV point and carpeted flooring.

Bedroom 3 12'6" x 9'7" (3.833 x 2.930)

Ceiling light point, double glazed window, radiator, TV point and carpeted flooring.

Bedroom 4 13'7" x 9'8" (4.164 x 2.967)

Ceiling light point, double glazed window, radiator, TV point and carpeted flooring.

Bedroom 5 10'5" x 6'6" (3.196 x 1.988)

Ceiling light point, double glazed window, radiator, TV point, storage cupboard and carpeted flooring.

Shower Room 1 6'4" x 4'10" (1.933 x 1.484)

Ceiling spot light points, double glazed window, extractor fan, towel radiator, tiled flooring, a 3 piece shower suite comprising of a shower cubical with thermostatic shower, wash hand basin, and a low-level flush toilet.

Shower Room 2 6'2" x 4'9" (1.899 x 1.469)

Ceiling spot light points, double glazed window, extractor fan, towel radiator, tiled flooring, a 3 piece shower suite comprising of a shower cubical with electric shower, wash hand basin, and a low-level flush toilet.

Externally

To The Front of The Property

There is a stoned driveway which can accommodate up to 4/5 vehicles and a path leading to front door.

To The Back of The Property

There is an enclosed landscaped garden offering, patio and lawn areas and also benefits from a storage shed.

Additional Information

Council Tax Band: D

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

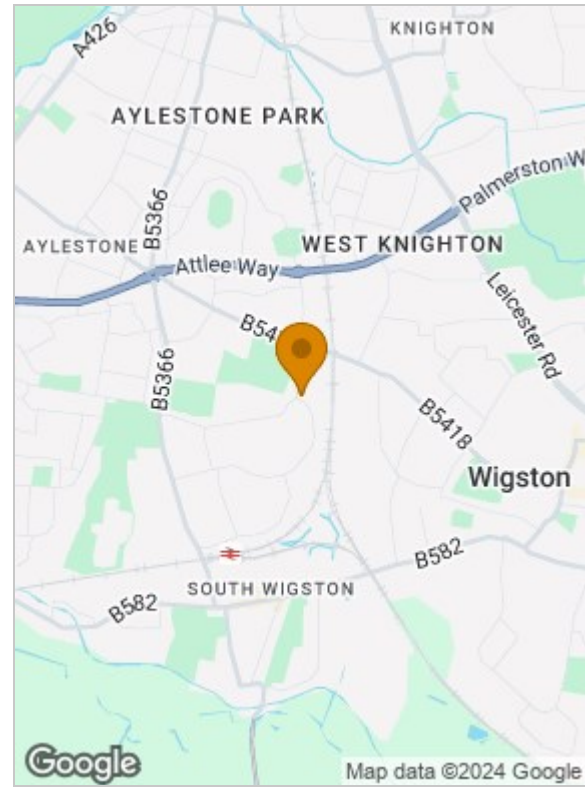
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - 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. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

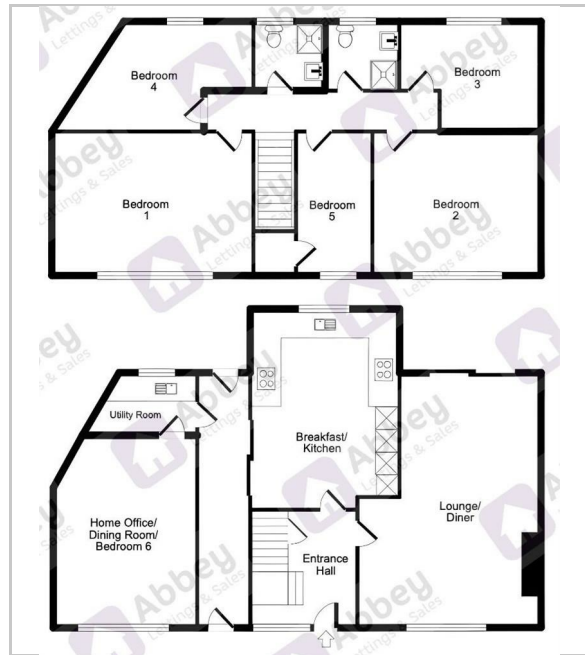
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

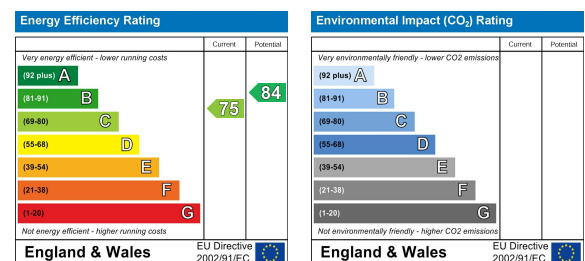
Area Map



Floor Plans



Energy Efficiency Graph



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