

Gloucester Crescent, , Wigston, LE18 4YF

- LOVINGLY REFURBISHED BY CURRENT OWNER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OPEN PLAN LIVING-DINING ROOM
- MODERN RE-FITTED FAMILY BATHROOM
- RE-WIRED-NEW BOILER-NEW DRIVEWAY
- THREE BEDROOM SEMI-DETACHED HOME
- MODERN RE-FITTED KITCHEN
- GARAGE AND DRIVEWAY
- POPULAR RESIDENTIAL AREA
- IDEAL FIRST TIME BUYER OR FAMILY HOME

Offers In Excess Of £250,000



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DESCRIPTION

Presented in ready to move in condition is this superb example of a traditional style, extended semi-detached home that has been lovingly refurbished by the current owner. The home benefits from being rewired, having a new boiler and radiators, new refitted kitchen and bathroom, new double glazing and composite front door to mention just a few of the improvements.

The property comprises of an entrance hallway, open plan living-dining room and a modern re-fitted kitchen. Stairs from the hallway ascend to the first floor, where you will find the three well presented bedrooms and the modern three piece bathroom suite.

Outside, the rear garden is mainly lawn with an edged border of evergreen trees, a spacious porcelain tiled patio seating area, a detached garage and fence panelling with gated access to the front of the property, which has a new brick wall with opening to the new tarmac driveway, providing the off road parking spaces for the home and an electric vehicle charging point.

The property has the scope to extend to the side or rear, and in our opinion would make an ideal first time buyer home or a family looking for a home that they could move straight into.

The property is positioned for convenient access to local shops, school and amenities and is served by good public transport routes to the city and surrounding areas.

To find out more about this immaculate home, contact your local Hunters estate agents Wigston to arrange your viewing.





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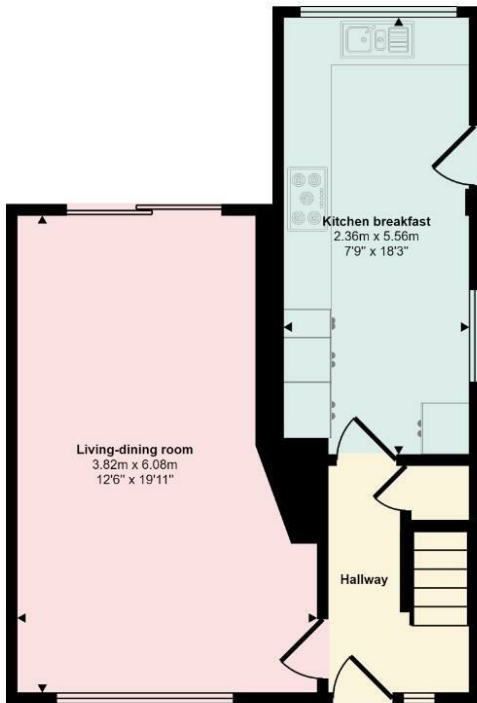


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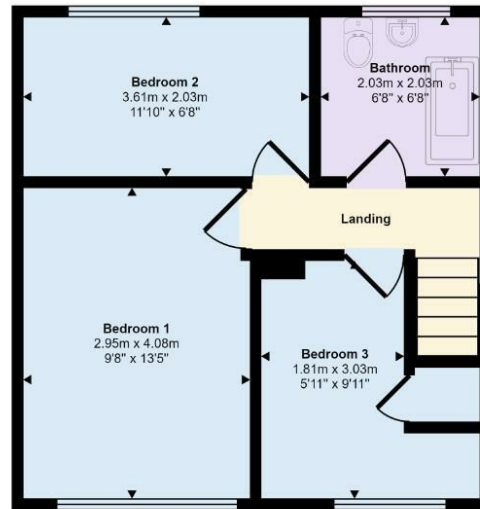


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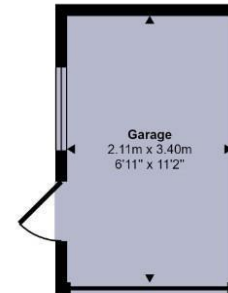
Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 36 sq m / 388 sq ft



Garage
Approx 7 sq m / 77 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

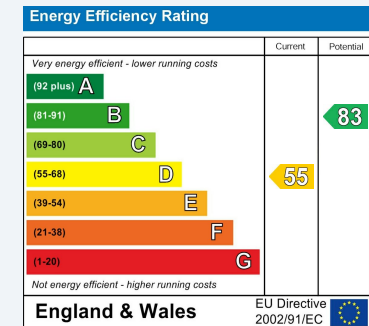
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

THINKING OF SELLING? 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.