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Gloucester Crescent,
Wigston, LE18 4YH

Offers In Excess Of £325,000

Property Features

- Extended Semi Detached
- Show Home Presentation
- Improved Throughout
- Utility Room
- Highly Popular Location
- Garage
- Additional Garage / Workshop
- Stylish Kitchen
- Four Piece Bathroom
- Internal Inspection Recommended

Full Description

This extended four bedroom semi detached family home is presented to show-home standard and has been much improved throughout. The accommodation comprises of main entrance hall, lounge and diner, extended rear summer room, extended kitchen and dining area, utility room, landing to four bedrooms and four piece bathroom, front and rear landscaped gardens. Integral garage with additional rear garage/workshop, ample car standing space. Internal inspection comes highly recommended.

MAIN ENTRANCE HALL

UPVC double glazed window and door to the front elevation, laminate wooden flooring and radiator, storage space on the stairs.

LOUNGE AND DINER

20' 0" x 13' 0" (6.1m x 3.96m)

A light and spacious reception with laminate wooden flooring, UPVC double glazed window to the front elevation, radiator, French doors leading to summer room.

SUMMER ROOM

9' 0" x 7' 0" (2.74m x 2.13m)

Laminate wooden flooring, UPVC double glazed French doors leading to garden.

KITCHEN AND DINING AREA

11' 11" x 16' 0" (3.63m x 4.88m)

Stylish fitted kitchen with range of wall and base level units, roll edged work surfaces integral appliances, UPVC double glazed window to the rear elevation tiling in part tiled flooring. Dining area with laminate wooden flooring, radiator, electric feature fire, UPVC double glazed door to the side elevation leading to utility room.

UTILITY ROOM

8' 9" x 7' 11" (2.67m x 2.41m)

Tiled flooring range of wall and base level units. Roll edged worksurfaces, plumbing in space for washing machine and



tumble dryer, access to garage and rear access to garage/workshop.

LANDING

Accessed by main entrance hall.

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m)

UPVC double glazed window to the front elevation laminate wooden flooring, radiator, a range of fitted wardrobes and drawers.

BEDROOM TWO

12' 1" x 7' 11" (3.68m x 2.41m)

UPVC double glazed window to the front elevation laminate wooden flooring, radiator, feature walk in wardrobe.

WALK IN WARDROBE

7' 11" x 6' 0" (2.41m x 1.83m)

Featured walk in wardrobe, laminate flooring.

BEDROOM THREE

12' 0" x 9' 0" (3.66m x 2.74m)

UPVC double glazed window to the rear elevation. Laminate wooden flooring, radiator, cupboard.

BEDROOM FOUR

11' 0" x 6' 0" (3.35m x 1.83m)

UPVC double glazed window to the front elevation, laminate flooring, storage cupboard over stairs.

BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m)

Comprising a four piece suite, Jacuzzi Bath, shower cubicle, Low-level flush WC, wash basin, tiled from floor to ceiling, Opaque UPVC double glazed window to the rear elevation.

OUTSIDE

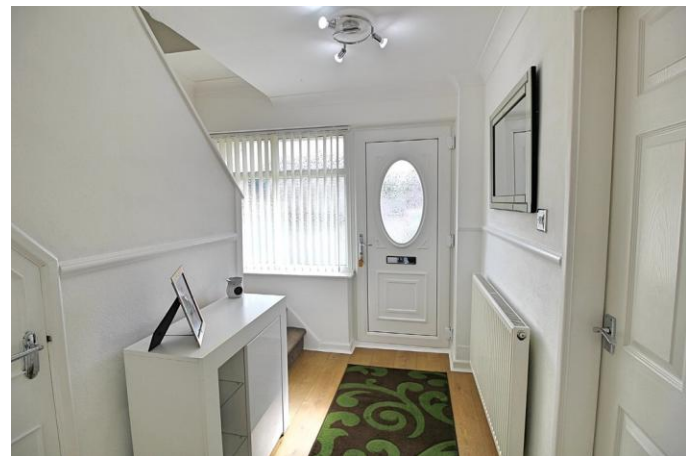
To the rear a landscaped garden with patio leading to lawn, raised sitting area, flower beds, fenced borders. Front garden landscaped providing ample car standing space and lawn, access to garage.

INTEGRAL GARAGE

With power and lighting and up and over doors.

ADDITIONAL REAR GARAGE AND WORKSHOP

Original rear detached garage with power and lighting door leading to rear garden, making a perfect workspace or potential hobby room.

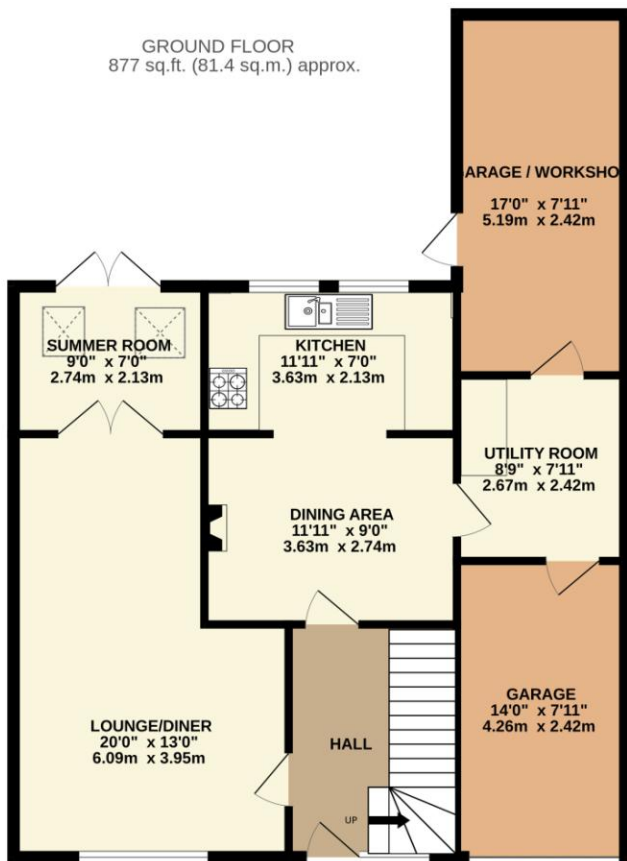


EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.
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