



## Gloucester Crescent, , Wigston, LE18 4YH

- No upward chain, move in ready
- Ideal for first-time buyers & Families
- Modern galley kitchen
- Modern four-piece bathroom suite
- Garage and new resin driveway
- Extended semi-detached house
- Generous lounge, dining room
- Three bedrooms
- Patio, lawn for al-fresco dining
- Gas central Heating and Double glazing

**£310,000**



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## DESCRIPTION

Nestled within a sought after residential area of Wigston, this charming semi-detached house is an exceptional opportunity for first-time buyers, young families, or professionals seeking a turn-key home. Offered to the market with no upward chain, this extended three-bedroom property is presented in immaculate condition, allowing you to simply unpack and start living.

Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge, perfect for relaxation. The dining room, located at the rear, features double-glazed French doors that open onto a delightful garden patio, seamlessly blending indoor and outdoor living. The modern galley-style kitchen has been thoughtfully re-fitted, providing a stylish space for culinary pursuits, while a convenient downstairs WC adds to the practicality of the home.

The first floor boasts two well-appointed double bedrooms and a single bedroom, currently utilised as a home gym, offering flexibility to suit your lifestyle. The contemporary four-piece bathroom suite, complete with a separate shower cubicle, ensures comfort and convenience for all.

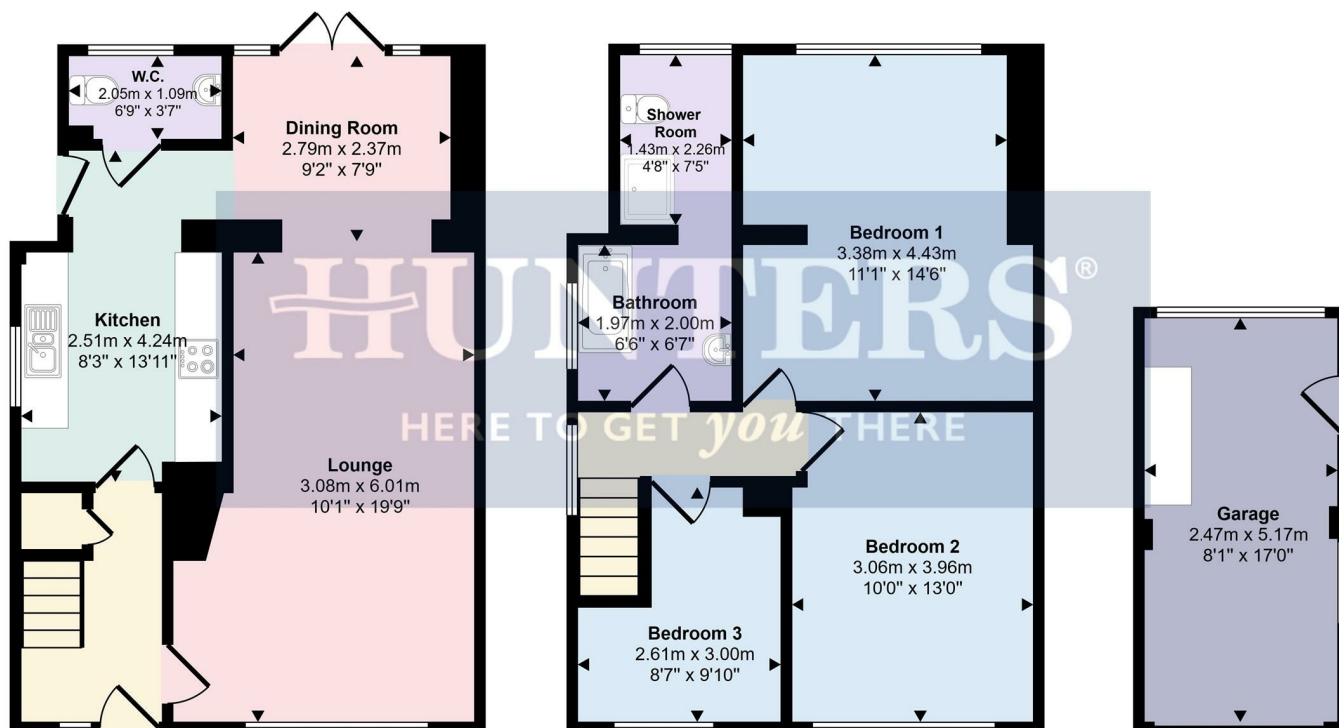
Outside, the patio area complements the well-kept lawn, creating an ideal setting for al-fresco dining, entertaining, or summer barbecues. The property also features a garage for additional storage or parking, while the newly laid resin driveway provides ample off-road parking spaces.

This stunning family home is not to be missed. Contact your local Hunters estate agents in Wigston to arrange a viewing and seize the opportunity to make this lovely property your own.





Approx Gross Internal Area  
110 sq m / 1182 sq ft



Ground Floor  
Approx 48 sq m / 522 sq ft

First Floor  
Approx 48 sq m / 522 sq ft

Garage  
Approx 13 sq m / 137 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

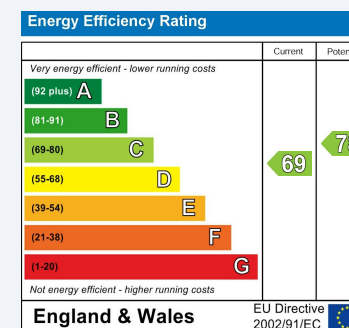
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.