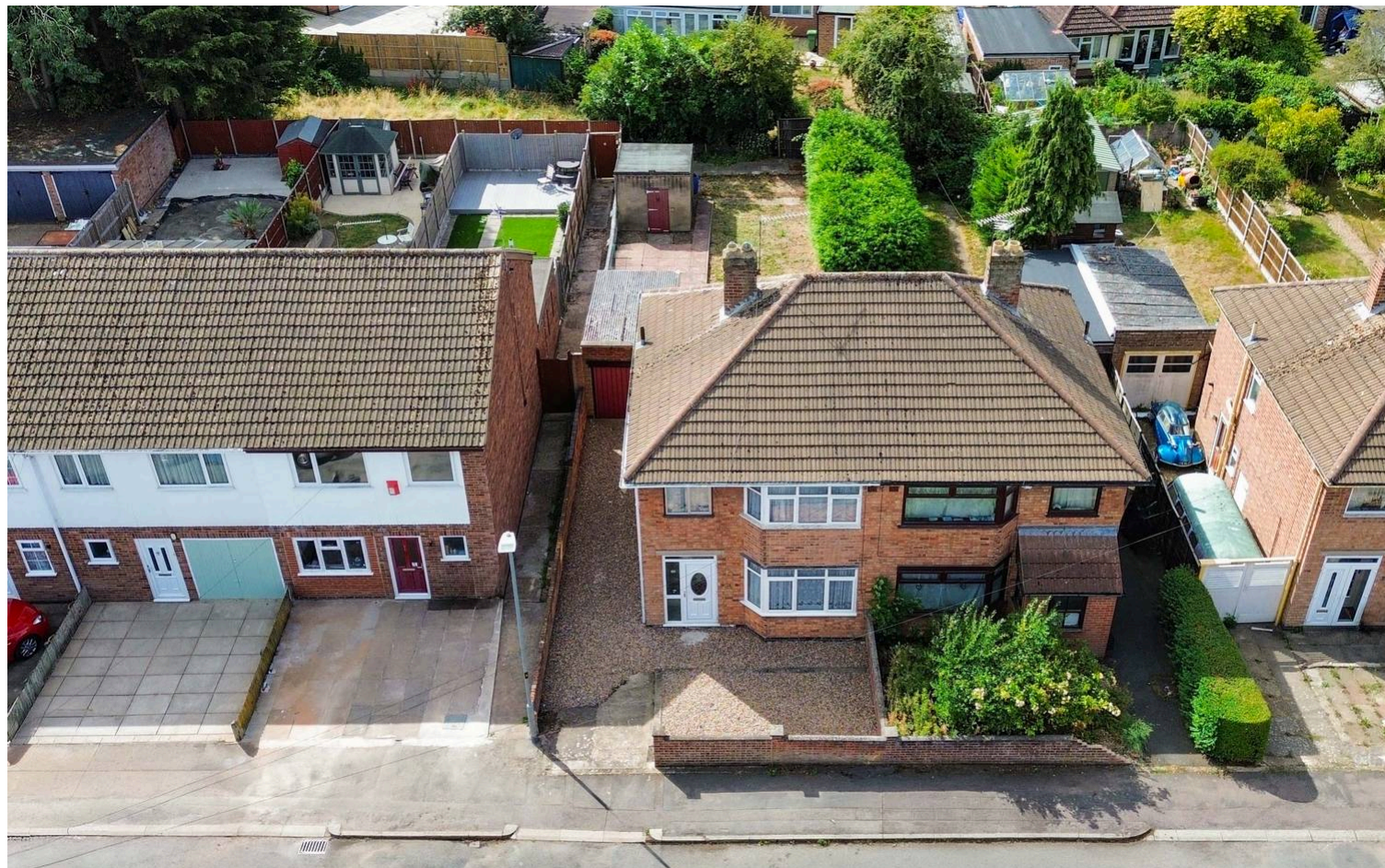


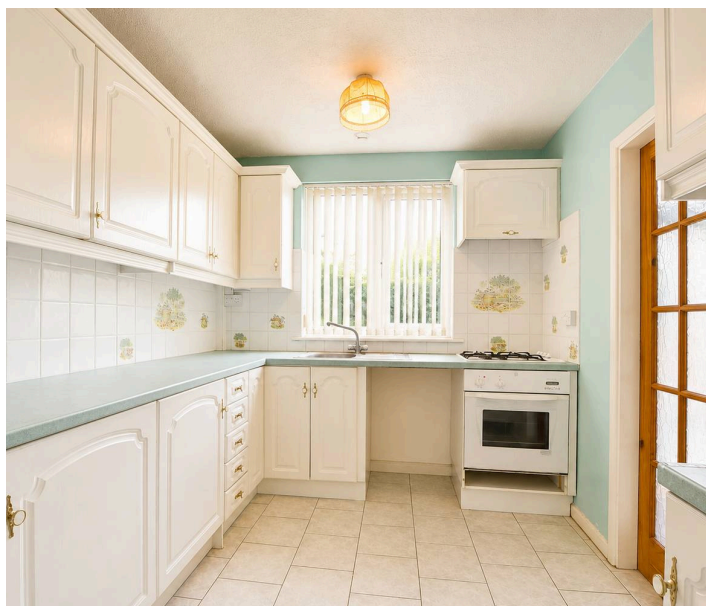


Waterloo Crescent, Wigston

£240,000 Freehold

Three-bed semi-detached home on the Wigston/Oadby border. Features two reception rooms, driveway parking, rear garden, and cosmetic upgrade potential. Offered with no chain. Early viewing advised.





Double Glazed Porch

Providing access to the hallway.

Reception Room One

16' 7" x 11' 0" (5.05m x 3.35m)

Having natural light flowing through the double glazed window to front elevation, wooden floorboards, fitted electric fire (not tested) with stone surround and hearth, television point, radiator, archway/opening providing access to dining room.

Reception Room Two

8' 11" x 8' 10" (2.71m x 2.68m)

Having natural light flowing through double-glazed sliding patio doors providing views and access to the rear garden, floorboards, a door providing access into the kitchen, and a radiator.

Kitchen

10' 1" x 8' 2" (3.08m x 2.48m)

Having natural light flowing through the double-glazed window to the rear elevation, ceramic tile flooring, a range of base and wall units accompanied by granite-effect rolled edge laminated work surfaces incorporating a stainless steel sink drainer and mixer tap, and integrated appliances including an inset four-ring gas hob (not tested) and oven (not tested).



First Floor Landing

Having natural light flowing through the double-glazed window to the side elevation.

Bedroom One

13' 5" x 10' 1" (4.10m x 3.08m)

The principal bedroom has natural light flowing through a double-glazed bay window to the front elevation, complemented by built-in wardrobes, floorboards, and a radiator.

Bedroom Two

11' 2" x 10' 4" (3.41m x 3.16m)

Having natural light flowing through a double-glazed window to the rear elevation, built-in wardrobes, floorboards, and a radiator.

Bedroom Three

7' 11" x 7' 0" (2.42m x 2.13m)

Natural light flows through a double-glazed window to the front elevation, along with a radiator.

Bathroom

6' 11" x 5' 11" (2.11m x 1.81m)

Natural light flows through an obscure double-glazed window to the rear elevation, with a bath with a shower over, a low-level WC, a wash hand basin, tiled walls, and a radiator.







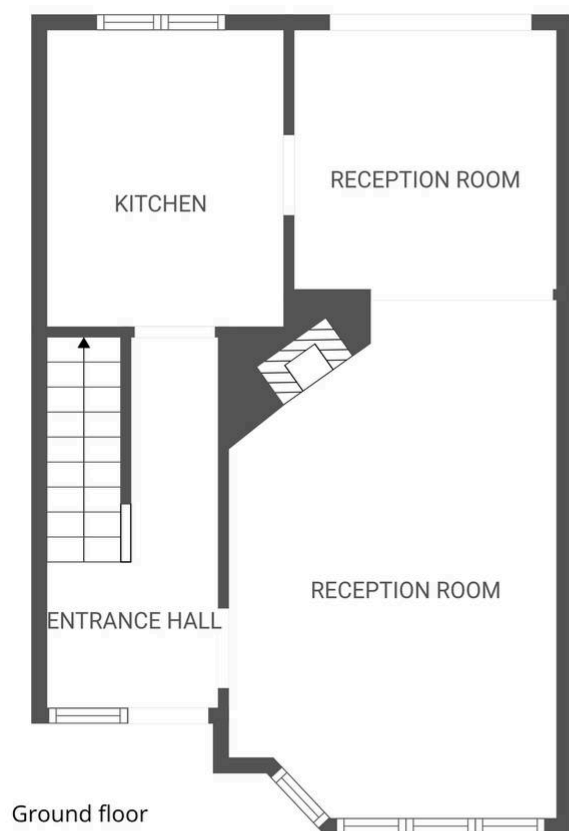


Rear Garden

Patio leading to a lawn, concrete outbuilding, and well-maintained borders.

Off Street

Mainly gravelled with car standing for up to two compact vehicles.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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