



Waterloo Crescent,
Wigston, Leicestershire, LE18 3QJ

NEWTONFALLOWELL 

**Waterloo Crescent,
Wigston, Leicestershire, LE18 3QJ
£250,000**

This superbly presented and well proportioned **THREE BEDROOM SEMI-DETACHED HOME** has a modern and contemporary feel being located within easy reach of highly regarded schools, many local shops and recreational spaces close to Wigston and Oadby Town Centres: Newton Fallowell Oadby are pleased to offer For Sale this ideal first time buy or investment opportunity having excellent road links to Leicester City Centre along with surrounding suburbs. The accommodation offers a hallway entrance leading into a front dining room/sitting room, there is a spacious lounge to the rear with fitted kitchen. The first floor provides two double bedrooms with a further third bedroom and modern fitted bathroom. Outside there is a front driveway with gated access leading to a large and well presented rear garden having a nice size patio area. Call Newton Fallowell Oadby for **FREE No Sale No Fee Sales Valuations.**

Accommodation



Hallway

Hallway entrance having laminate flooring, stairs to first floor with storage beneath, central heating radiator, spot lights to ceiling and doors to lounge and dining room.

Dining Room

11'10" x 10'10" (3.61 x 3.31)

Dining space or additional sitting room having double glazed window to the front aspect, laminate flooring, feature fireplace and central heating radiator.

Lounge

16'3" x 11'9" (4.97 x 3.60)

Well presented reception room having double glazed window to the side aspect, french doors to the rear leading to the patio, carpet flooring, central heating radiator and feature fireplace.

Kitchen

8'10" x 7'11" (2.70 x 2.42)

Fitted kitchen having integrated fridge and freezer, dishwasher, oven, gas hob with extractor over, plumbing for washing machine, stainless steel sink and drainer, base and wall mounted storage cupboards, tiled floor and part tiled walls, double glazed window to the rear aspect, door to the side, spot lights to ceiling, central heating radiator and combi boiler.

First Floor Landing

Landing area having carpet flooring, loft access, double glazed window to the side aspect and doors to all rooms.

Bedroom One

11'10" x 10'0" (3.61 x 3.07)

Nicely presented double bedroom having carpet flooring, central heating radiator, spot lights to ceiling and double glazed window to the rear aspect overlooking the garden.

Bedroom Two

11'11" x 9'6" (3.64 x 2.91)

Double glazed window to the front aspect, carpet flooring, central heating radiator, spot lights to ceiling, double bedroom.

Bedroom Three

7'10" x 6'4" (2.39 x 1.94)

Third bedroom having carpet flooring, central heating radiator and double glazed window to the front aspect.

Bathroom

Modern fitted bathroom suite comprising of low level flush w/c, pedestal wash hand basin, bath with shower over and glass screen, tiled floor and part tiled walls, central heating radiator, spot lights to ceiling and double glazed window to the rear aspect.

Outside

Block paved driveway with parking for two cars, hedgerow boundary, side gate access leading to a spacious and well presented rear garden, primarily laid to lawn with fence and hedgerow boundaries with a pleasant patio area.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.



Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

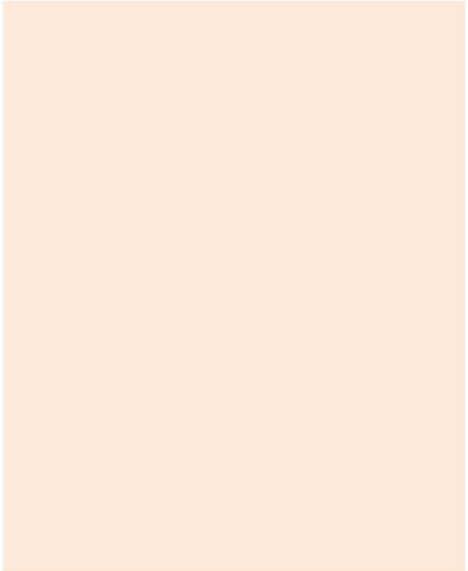
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

Agents Notes

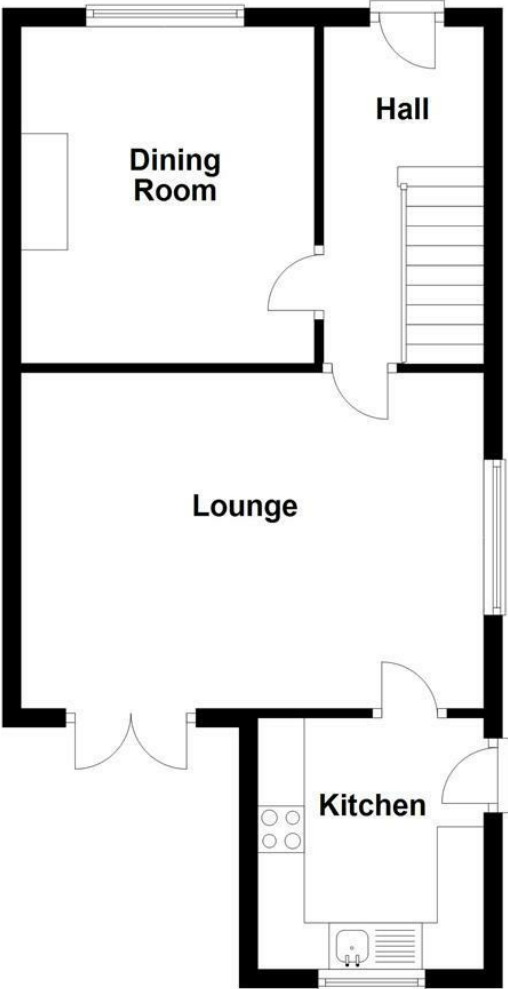
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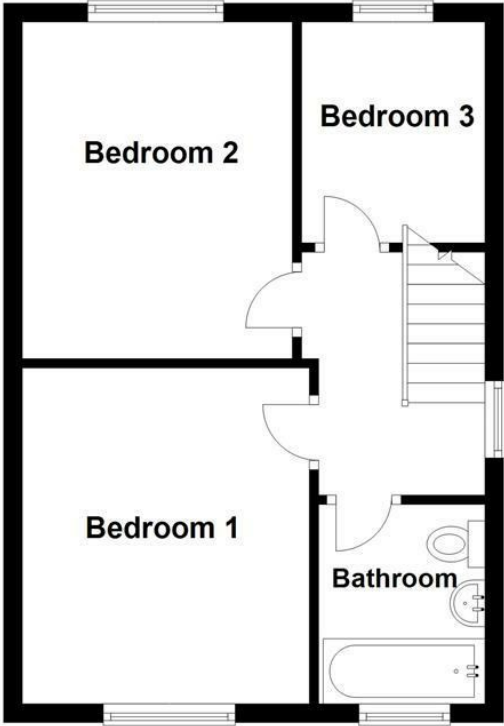
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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