



## Kent Crescent, , Wigston, LE18 4XQ

- Ready to move in
- Popular Cul-de-sac location
- Lounge-diner
- Galley style fitted kitchen
- Off-road parking
- No upward chain
- Lovely community setting
- Conservatory to the rear
- Integral garage with electric door
- Close to schools and shops

**£265,000**



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## DESCRIPTION

Nestled in the popular Kent Crescent, this lovely semi-detached house offers a delightful family home with three well-appointed bedrooms and a modern bathroom. Spanning an impressive 1,221 square feet, the property is presented in a ready-to-move-in condition, allowing you to unpack and start living without delay.

Situated in a peaceful cul-de-sac, this residence is part of a lovely community and is offered to the market with no upward chain, making it an ideal choice for those seeking a smooth transition into their new home. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge-diner, featuring a front-facing window and patio doors that open into a bright UPVC conservatory. This delightful space provides lovely views over the patio and lawn, perfect for enjoying the outdoors from the comfort of your home.

The galley-style fitted kitchen is equipped with modern style wall and base units, ensuring plenty of storage for all your culinary needs. A door from the kitchen leads to a practical utility area, which includes a separate WC for added convenience. Additionally, there is integral access to the garage, complete with an up-and-over electric door.

On the first floor, you will find three generously sized bedrooms, a family shower room, and a separate WC, providing ample space for family living. The outdoor area features a well-maintained garden with a patio, lawn, and neatly edged plants and shrub borders, along with a garden shed for your gardening tools.

The property benefits from off-road parking and easy access to the garage. With excellent road and public transport links to the city and nearby motorways, commuting is a breeze. South Wigston train station is conveniently close, and the area is well-served by a variety of schools, local shops, supermarkets, gymnasiums, and a swimming pool, all complemented by country walks nearby.

To find out more contact your local Hunters estate agents Wigston to arrange your viewing.

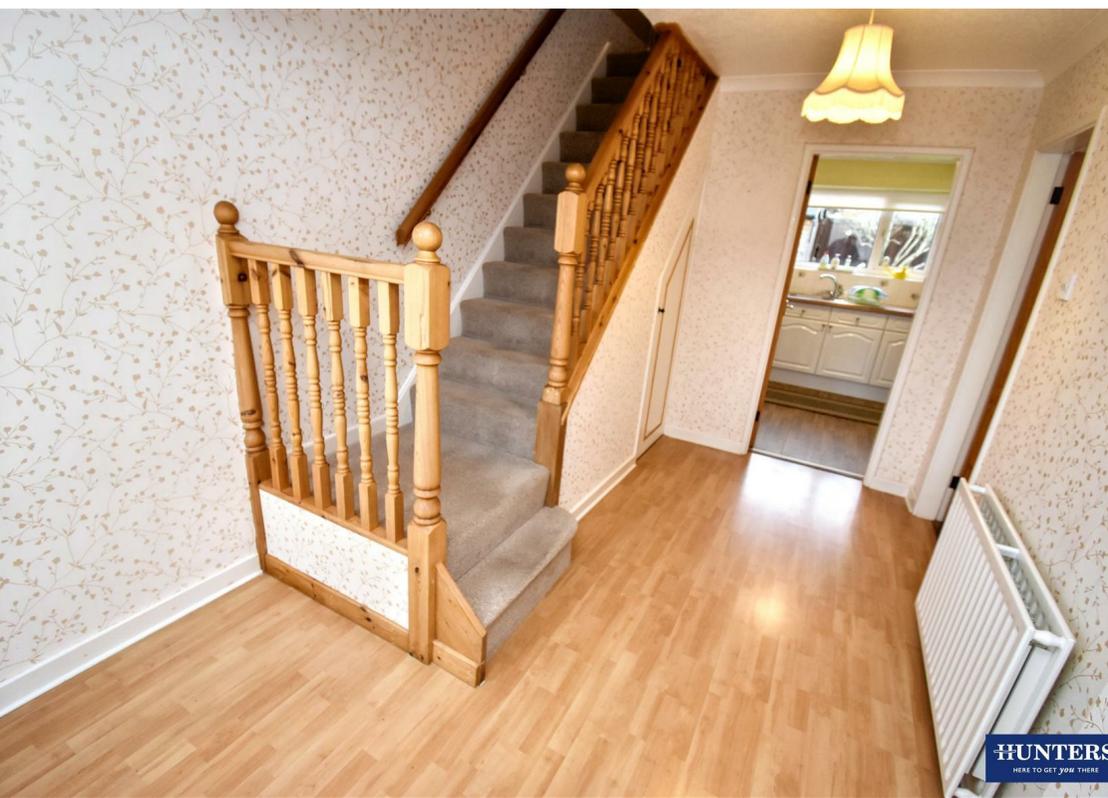




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Approx Gross Internal Area  
113 sq m / 1221 sq ft



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

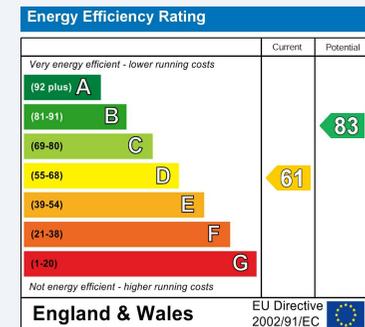
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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