



## Kenilworth Road, , Wigston, LE18 4XS

- Three bedrooms
- Semi-detached house
- Potential to extend
- Gas central heating
- Local Shops, schools and amenities
- Modern family bathroom
- Driveway and detached garage
- Kitchen-diner
- Double glazing
- Garden to front and rear

**Asking Price £250,000**



# Kenilworth Road, , Wigston, LE18 4XS

## DESCRIPTION

Three Bedroom Semi-Detached Home – Sought After Wigston Location – Driveway & Garage – Scope To Extend – Ideal Family or First Time Buyer Home

Positioned on the popular Kenilworth Road in Wigston, this lovely semi-detached home offers a wonderful balance of comfort, practicality, and future potential, making it an ideal choice for first-time buyers, couples, and growing families alike.

From the moment you step inside, the home feels warm and welcoming. A cosy front lounge creates the perfect space to relax after a busy day, while to the rear, the modern fitted kitchen flows naturally into the dining room, creating a sociable environment for everyday living, family meals, and entertaining guests. There is also exciting potential to open the space further and create a larger open-plan kitchen-dining-living area, tailored to modern lifestyles.

Upstairs, the property offers three well-proportioned bedrooms alongside a stylish contemporary family bathroom suite, designed with both comfort and practicality in mind.

Outside, the home continues to impress with a driveway and detached garage providing excellent off-road parking and storage. The generous plot also offers scope to extend to the rear or side (subject to the relevant planning permissions), giving buyers the opportunity to grow with the home over time.

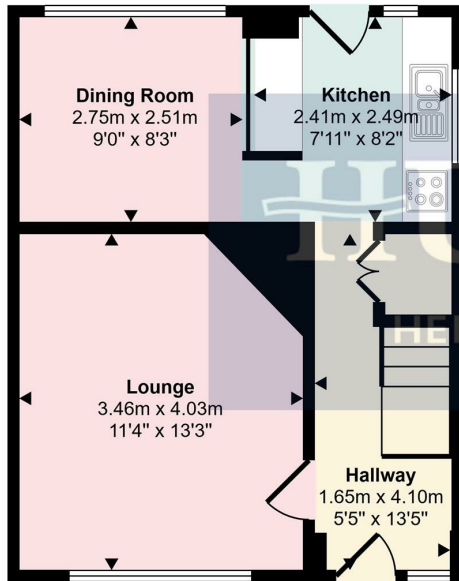
Located within a highly sought-after part of Wigston, the property is conveniently close to local shops, schools, parks, and everyday amenities. Excellent road and public transport links provide easy access to the city, Fosse Park, and nearby motorways, while South Wigston railway station offers direct rail connections to both London and Birmingham.

A fantastic opportunity to secure a home in a popular and well-connected location—contact Hunters Wigston today to arrange your viewing.

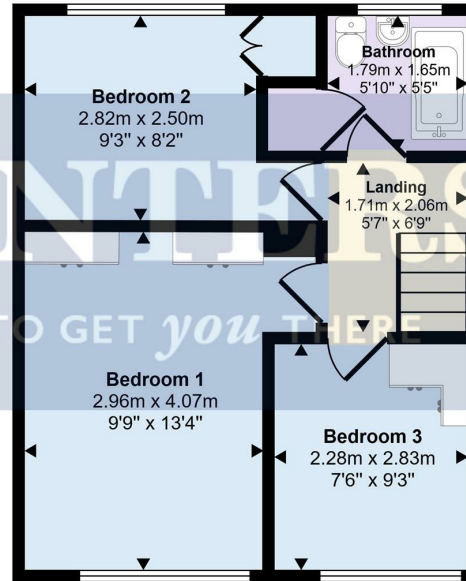




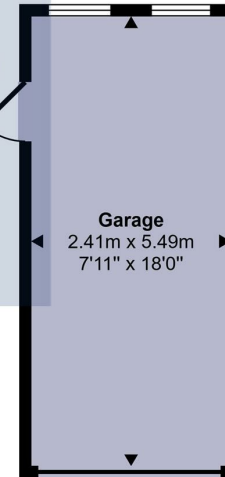
Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 37 sq m / 396 sq ft



Garage  
Approx 13 sq m / 142 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

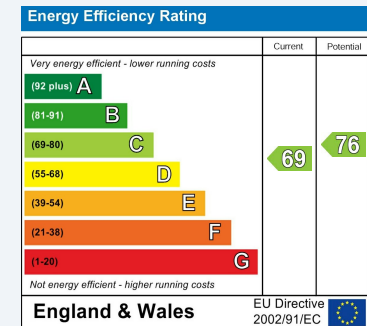
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.