



## Kent Crescent, , Wigston, Leicestershire, LE18 4XR

- Presented in Ready To Move in Condition
- Open plan Kitchen- diner
- Driveway
- Enclosed rear garden
- 360 Virtual Tour
- Sought after Cul-de-Sac
- Sun room
- Garage
- Three Bedrooms
- no upward chain

**Offers Over £270,000**



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## DESCRIPTION

No Upward Chain – Ready to Move Into – Semi-Detached Home – Open Plan Kitchen-Diner – Sun Room – Three Bedrooms

Offered for sale with no upward chain, this delightful and beautifully presented semi-detached home is ready to move straight into—perfect for families or first-time buyers seeking comfort, space, and convenience.

Stepping inside, you are welcomed by a spacious lounge, ideal for relaxing evenings or social gatherings. To the rear, the open plan fitted kitchen-diner creates a sociable heart of the home, perfect for family meals and entertaining. The addition of a bright sun room enhances the living space further, offering a light-filled area that flows seamlessly into the garden.

Upstairs, the property continues to impress with three generously sized bedrooms, each offering flexibility for growing families, guests, or working from home. The three-piece family bathroom suite includes a shower over the bath, combining practicality with comfort.

Externally, the rear garden is mainly laid to lawn and enclosed by wooden fencing, providing a private and secure space ideal for children, outdoor dining, or summer BBQs. To the front, a driveway offers ample off-road parking and leads to a garage, perfect for additional storage.

Further benefits include gas central heating and double glazing throughout.

Conveniently located close to local shops, schools, and everyday amenities, the property also benefits from excellent road and public transport links, providing easy access to the city and surrounding motorways.

A warm and welcoming home in a great location—early viewing is highly recommended. Contact Hunters Wigston today to arrange your viewing.





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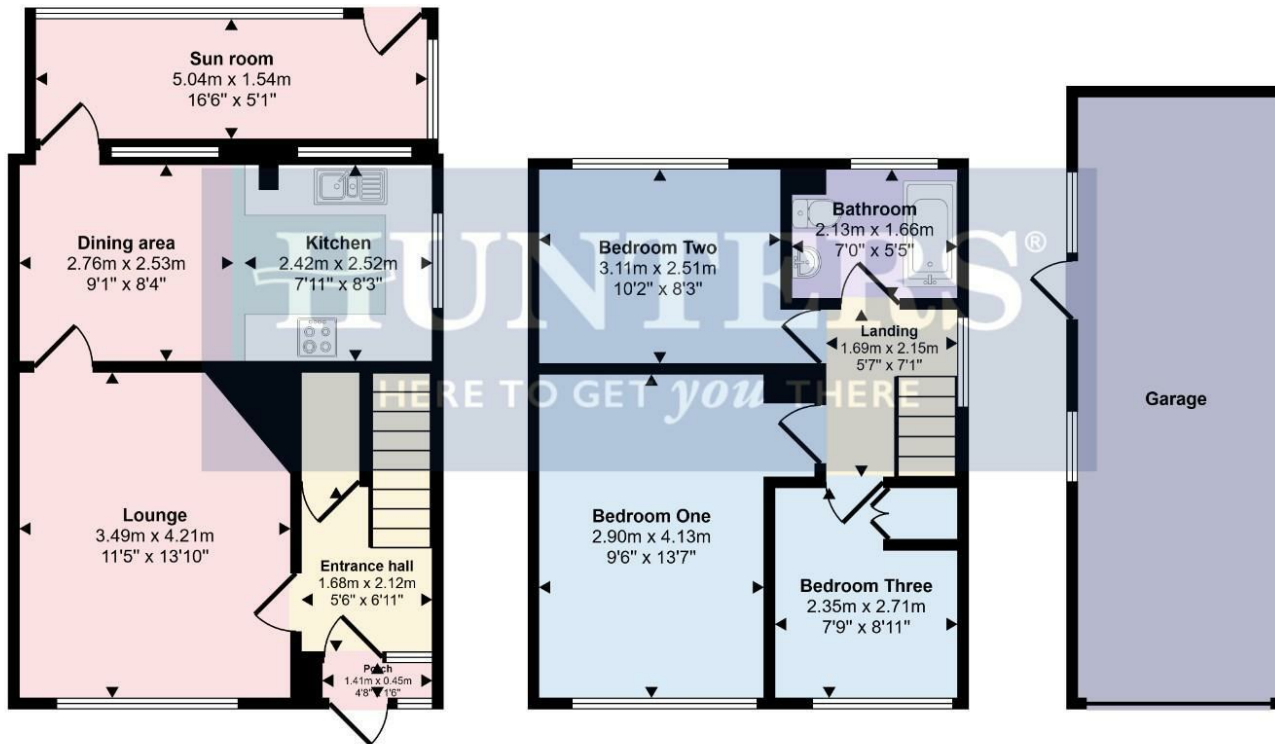


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Approx Gross Internal Area  
103 sq m / 1107 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft

First Floor  
Approx 37 sq m / 395 sq ft

Garage  
Approx 20 sq m / 216 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

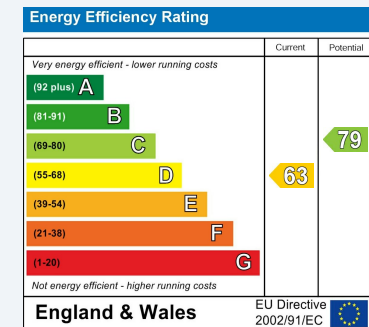
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR  
Tel: 0116 366 0660 Email: [wigston@hunters.com](mailto:wigston@hunters.com) <https://www.hunters.com>

