



## Kent Crescent, , Wigston, LE18 4XR

- Presented In Ready to Move in Condition
- Spacious Lounge
- Enclosed Garden
- Modern Three piece Family bathroom Suite
- 360 Virtual Tour
- Three Bedroom Semi-Detached home
- Open plan Fitted Kitchen-dining room
- Driveway and Detached Garage with Power and Lighting
- Cul-de-Sac Location
- Excellent Road and Public Transport Links to the City

**£260,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Kent Crescent, , Wigston, LE18 4XR

## DESCRIPTION

Nestled within Kent Crescent, you will find this superb example of traditional style, extended semi-detached home, which offers modern and contemporary living style for years to come. Presented in excellent condition, this property is ready for you to move in and unpack straight away.

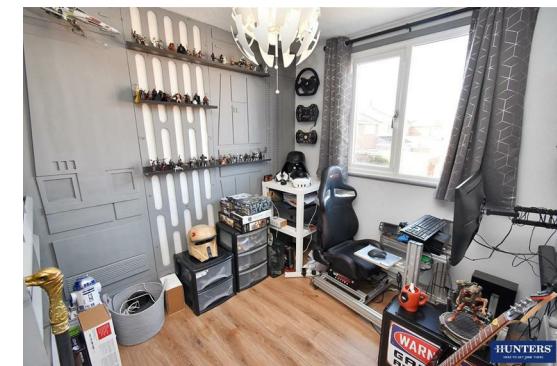
Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms. The lounge is a delightful space, perfect for unwinding or entertaining family and friends. The open-plan kitchen-dining area is a culinary enthusiast's dream, providing an ideal setting to prepare and enjoy meals. The modern three-piece bathroom suite offers a tranquil retreat, complete with a shower over the bath for added convenience.

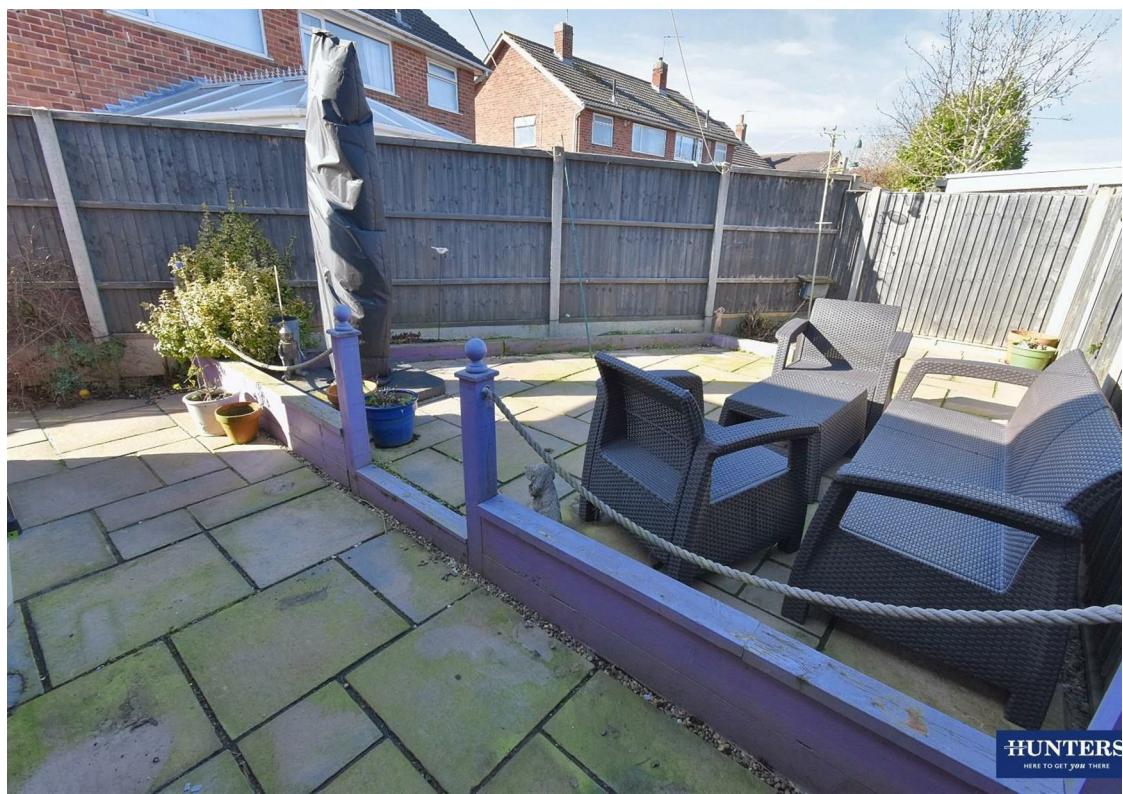
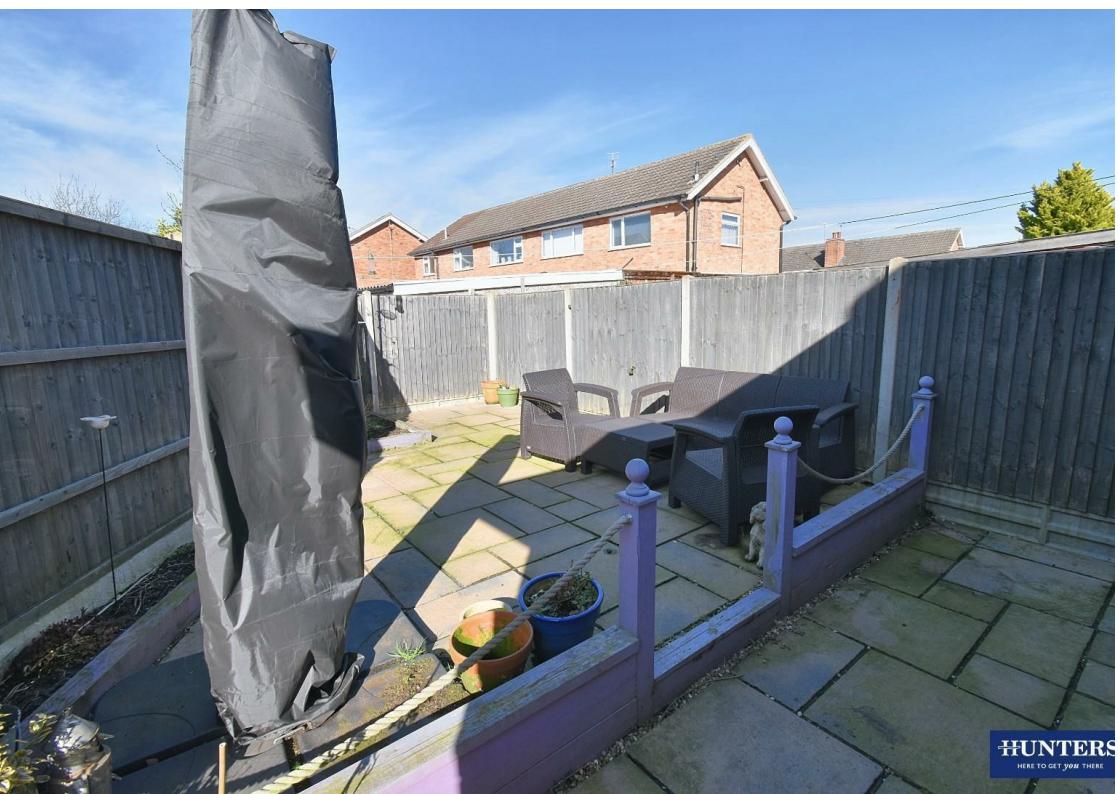
Ascending the staircase, you will discover three well-appointed bedrooms, each offering a comfortable and private space for rest. The property also boasts a landscaped rear garden, featuring patio paving that creates a low-maintenance outdoor area, perfect for relaxation or al fresco dining.

Parking is a breeze with a driveway that has ample parking space, and the added benefit of a detached garage equipped with power and lighting enhances the practicality of this home.

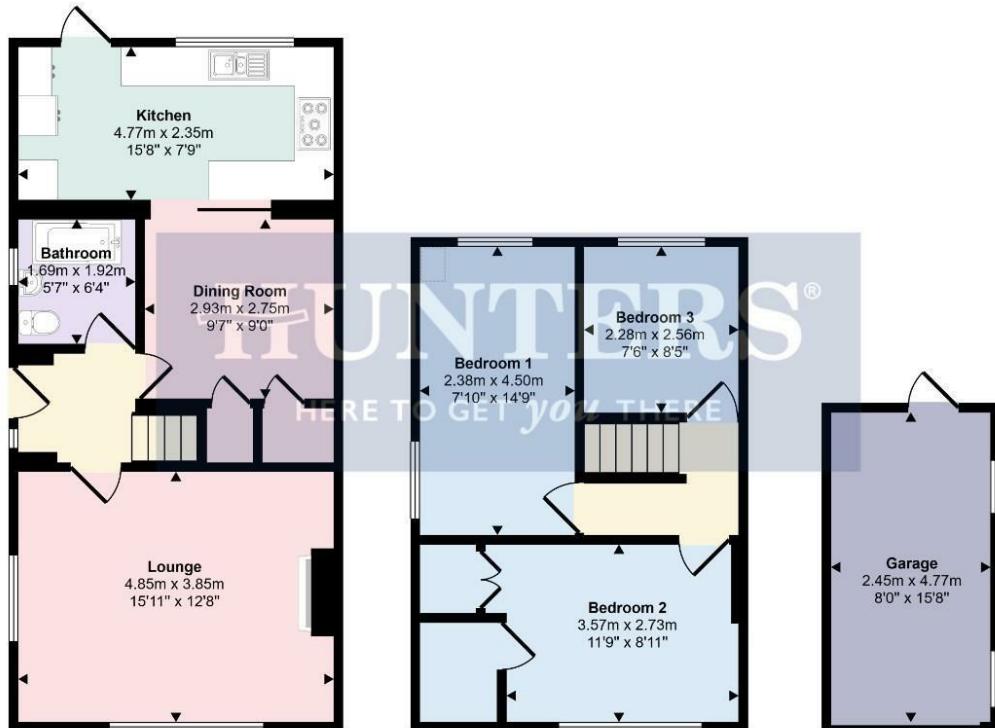
Conveniently located, this property enjoys excellent public transport and road links, with South Wigston mainline station nearby, making commuting to Birmingham or Leicester effortless.

A 360-degree virtual tour is available, allowing you to explore this charming home from the comfort of your own space. This property truly offers a modern lifestyle in a traditional setting, making it an ideal choice for families or professionals alike.





Approx Gross Internal Area  
97 sq m / 1048 sq ft



Ground Floor  
Approx 50 sq m / 538 sq ft

First Floor  
Approx 36 sq m / 384 sq ft

Garage  
Approx 12 sq m / 126 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.