



## Kent Crescent, , Wigston, LE18 4XQ

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- RE-FITTED MODERN KITCHEN
- REWIRED NOVEMBER 2023
- LOCATED IN A POPULAR CUL-DE-SAC
- TRADITIONAL STYLE SEMI-DETACHED BUNGALOW
- FOUR PIECE MODERN BATHROOM SUITE
- GENEROUS DRIVEWAY AND DETACHED GARAGE
- REPLACEMENT GAS CENTRAL HEATING BOILER
- LOCAL SHOPS, SCHOOLS AND AMENITIES

**Offers In The Region Of £260,000**





# Kent Crescent, , Wigston, LE18 4XQ - Offers In The Region Of £260,000

## DESCRIPTION

Nestled within a quiet cul-de-sac on a very popular residential area of Wigston is this traditional style semi-detached bungalow that is presented in ready to move in condition.

The bungalow benefits from having no upward chain, a replacement gas central heating boiler, double glazing and being recently re-wired in November 2023.

On entering the property via the hallway, doors lead off to all the main rooms of the home with a refitted modern kitchen with integrated oven and induction hob, a spacious living room with double aspect windows, allowing plenty of natural light to enter and an inset feature gas fireplace and surround. Following the hallway, doors open into both the double bedrooms with bedroom one having fitted wardrobes and bedroom two having a built in wardrobe and double glazed French doors opening onto the garden patio, and the modern style four piece bathroom suite, which has a panel bath with separate shower cubicle, a low flush wc and pedestal wash hand basin.

Outside, the rear garden is mainly lawn with edged flower and plant borders, fence panelling, and stone chip pathway connecting the two seating areas.

The front walled garden has stone chip driveway, creating ample parking spaces for the home with gated access leading to the detached garage with up and over door, power and lighting.

In our opinion this lovely bungalow is a must see to appreciate the space, presentation and location it has to offer.

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







HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



HUNTERS  
HERE TO GET YOU THERE



Approx Gross Internal Area  
79 sq m / 846 sq ft



Floorplan  
Approx 64 sq m / 690 sq ft

Garage  
Approx 14 sq m / 156 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

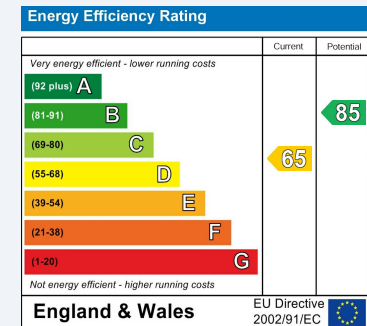
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

