



Kent Crescent

Wigston, LE18 4XR

£370,000



- FIVE DOUBLE BEDROOMS
- LIVING ROOM
- UTILITY ROOM
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION

- OPEN PLAN KITCHEN DINER
- SEPARATE LOUNGE
- DOWNSTAIRS WC
- EN-SUITE AND FAMILY BATHROOM
- IMMACULATELY PRESENTED

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This beautifully presented five double bedroom link-detached family home is nestled in a popular cul-de-sac location within the Fairfield residential area of Wigston. The home offers an abundance of nearby amenities including doctors, schools, libraries and local shopping for convenience.

On the ground floor, there is a welcoming entrance hall, well appointed living room, a modern open-plan fitted kitchen-dining room with an abundance of wall and base storage units, fitted appliances and breakfast bar and leading off to a separate utility room, the home benefits from a downstairs cloakroom, and a further lounge, which could be utilised as a games room or home office.

Returning to the hallway and continuing upstairs, leading off the landing is the master bedroom with a modern and private refitted en-suite shower room, and four further double bedrooms and refitted family four piece bathroom suite with a corner spa bath, separate shower cubicle, pedestal wash hand basin and low flush wc.

Outside of the home, the rear garden is enclosed by fence panelling with various mature plant and shrub borders, a patio paved seating and entertaining area and a lawn, while to the front the driveway provides the off road parking spaces for the property.

This superb home is presented in immaculate and ready to move in condition and is one not to miss out on viewing.

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

Hallway

With a double glazed composite door leading from the front of the property, stairs to the first floor landing, ground floor cloak room, doors to various rooms and radiator.

Living room

11'9" x 17'8" (3.60 x 5.40)

Double glazed bay window, feature inset fireplace and hearth, radiator.

Kitchen-diner

15'10" x 15'9" (4.84 x 4.82)

Double glazed windows, a range of modern re-fitted wall and base units, complimentary worksurfaces, breakfast bar, integrated oven and grill with gas hob and extractor hood over, composite sink with mixer tap, integrated undercounter fridge and freezer, integrated dishwasher, tiled flooring, radiator, double glazed patio doors to the garden.

WC

Wash hand basin, low flush wc.

Utility

7'10" x 9'2" (2.39 x 2.80)

Double glazed door and window, wall and base units, worksurfaces, space for washing machine, radiator.

Lounge

7'6" x 16'0" (2.29 x 4.88)

Double glazed bay fronted window, radiator, feature fireplace and surround.

Landing

Doors to all bedrooms, bathroom and stairs to ground floor.

Bedroom 1

13'6" x 9'1" (4.14 x 2.79)

Double glazed window, fitted mirrored wardrobes, radiator, door to en-suite

Bedroom 2

13'1" x 7'8" (4.01 x 2.36)

Double glazed window, radiator,

Bedroom 3

10'0" x 7'6" (3.06 x 2.30)

Double glazed window, radiator,

Bathroom

8'9" x 6'7" (2.68 x 2.02)

Double glazed window, corner spa bath, shower cubicle, pedestal wash hand basin, low flush wc, tile walls and flooring, radiator.

En-Suite

4'1" x 11'1" (1.25 x 3.38)

Double glazed window, shower cubicle, wash hand basin, low flush wc, radiator.

Bedroom 4

10'9" x 8'4" (3.29 x 2.55)

Double glazed window, radiator,

Bedroom 5

15'0" x 8'0" (4.58 x 2.44)

Double glazed window, radiator,

Garden

Lawn with edged plant and shrub borders, patio paving, lawn.

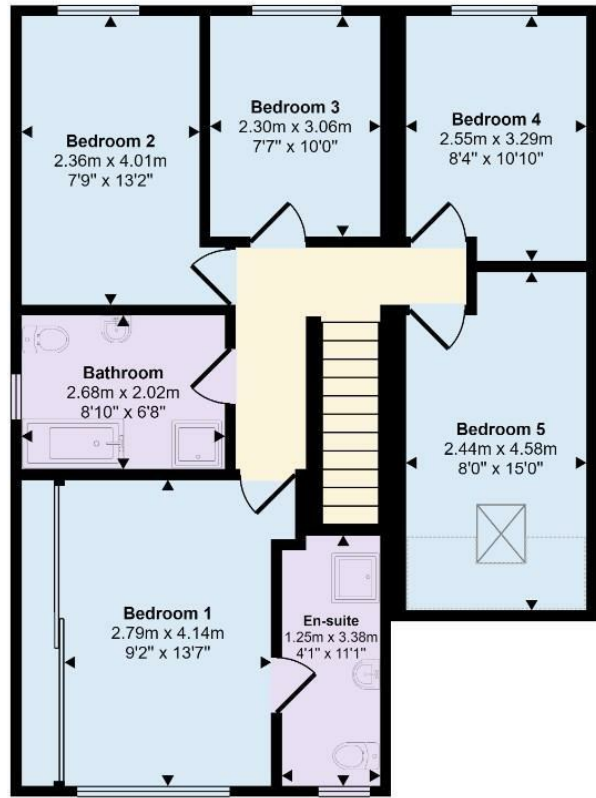
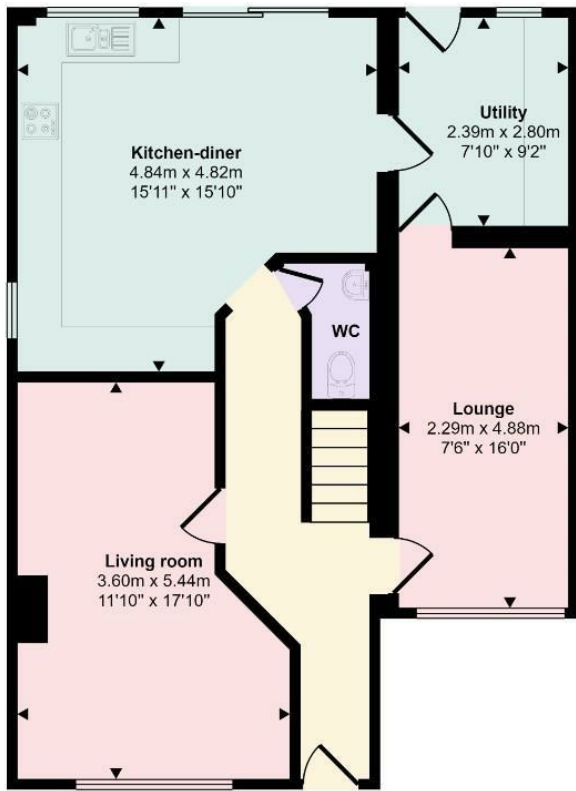
Material Information - Wigston

Tenure Type; Freehold

EPC Rating; C

Council Tax Banding; D

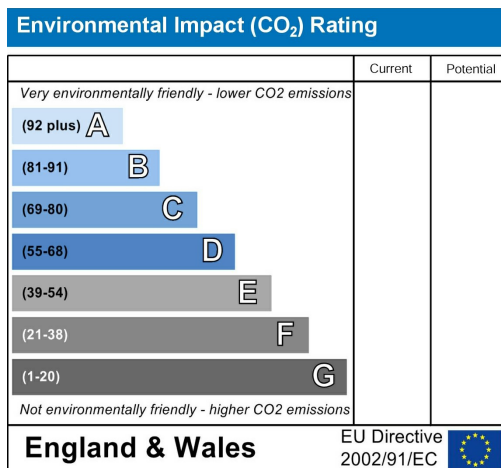
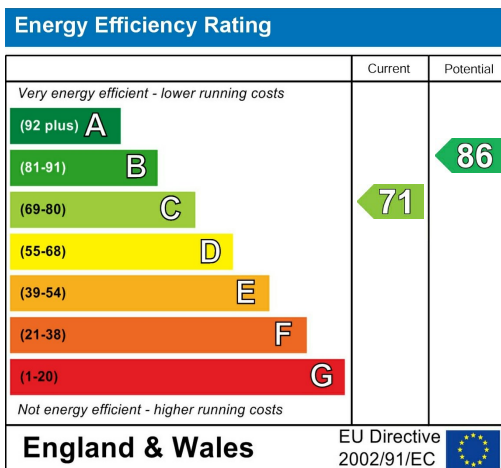
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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