



## Kent Crescent, , Wigston, LE18 4XQ

- Three Bedroom Semi-Detached Home
- Kitchen-diner
- Family Bathroom
- Scope to Extend
- Solar Panels
- Lounge
- Conservatory
- Garage, Driveway and Carport
- 360 Virtual Tour
- Local Shops, Schools and Amenities

**Offers In The Region Of £255,000**



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## DESCRIPTION

Nestled in the sought-after cul-de-sac of Kent Crescent, this lovely semi-detached house in Wigston offers a delightful family home in a friendly residential area. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The heart of the home is the open-plan fitted kitchen-diner, which provides a wonderful space for family meals and entertaining guests. The adjoining conservatory off the kitchen is versatile space to utilised as a home office or playroom or you can sit back and relax as a family in the living room with its warm and inviting atmosphere.

Outside, the property boasts an enclosed garden, ideal for children to play or for hosting summer barbecues. The garage, carport, and driveway offer ample off-road parking for up to four vehicles, making it a practical choice for families with multiple cars or visitors. There is also potential for extension, should you wish to expand the living space further and having the benefit of solar panels installed to help with energy bills.

The location is particularly advantageous, with local shops, schools, and amenities just a short distance away. The nearby train station provides excellent transport links to the city and surrounding areas, making commuting a breeze.

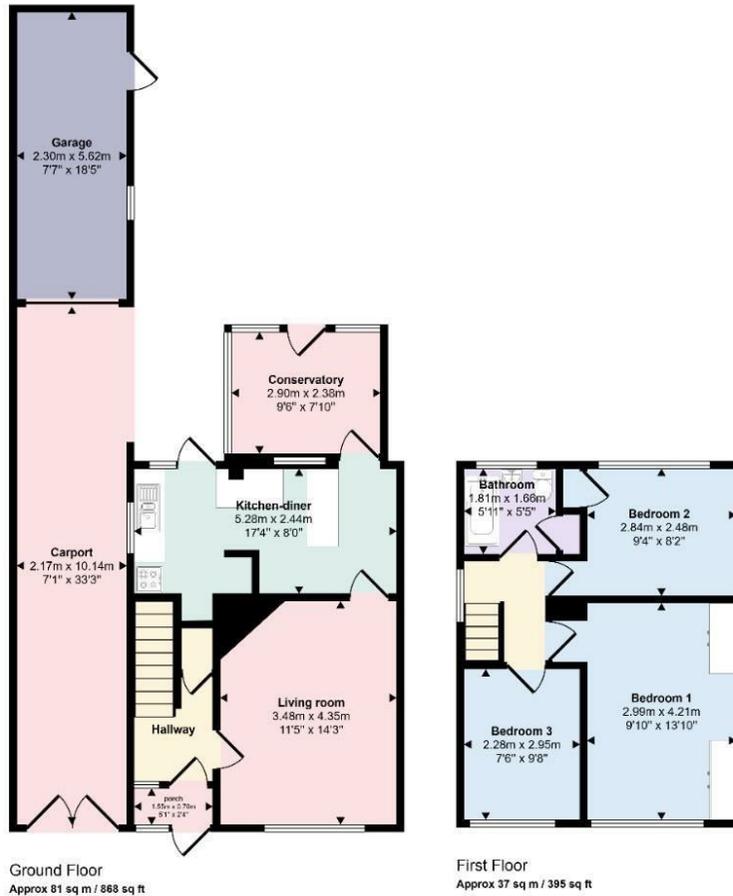
For those who wish to explore the property from the comfort of their own home, a 360-degree virtual tour is available, allowing you to appreciate the layout and features of this lovely residence. This property represents a wonderful opportunity to secure a family home in a popular location.

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





Approx Gross Internal Area  
117 sq m / 1263 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

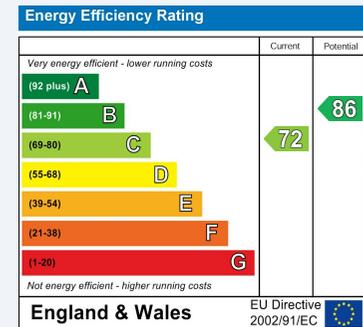
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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