



Kenilworth Road, , Wigston, LE18 4UF

- Offered to Market with No Upward Chain
- Ideal First-Time Buyer or Family Home
- Fitted Kitchen
- Summerhouse-Games room-Office with WC
- Three Piece Bathroom Suite
- Three Bedroom Semi-Detached home
- Spacious Lounge
- Conservatory
- Off Road Parking
- 360 Virtual Tour

Offers Over £220,000



Kenilworth Road, , Wigston, LE18 4UF

DESCRIPTION

This delightful semi-detached house presents an excellent opportunity for first-time buyers or families seeking to upsize. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The spacious lounge invites relaxation and social gatherings, while the fitted kitchen is perfect for culinary enthusiasts.

The three-piece bathroom suite, complete with a shower over the bath, ensures convenience for all family members. A lovely conservatory extends the living space, seamlessly connecting to the garden. The garden features a summerhouse that doubles as a games room, offering versatility for leisure activities or the potential to serve as a home office. Additionally, the summerhouse benefits from a separate WC, enhancing its functionality.

Parking is a breeze with space for up to three vehicles, making it ideal for families with multiple cars. The property is conveniently located near local shops, schools, and various amenities, ensuring that daily needs are easily met. Furthermore, excellent public transport links, including the nearby South Wigston train station, provide easy access to surrounding areas.

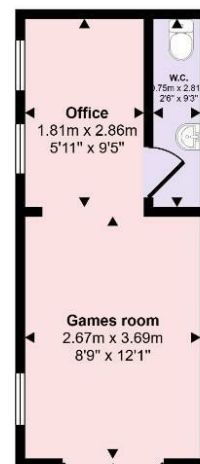
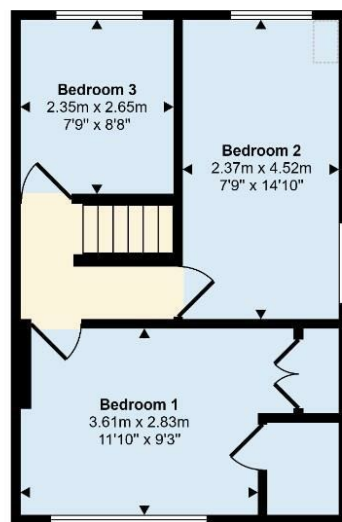
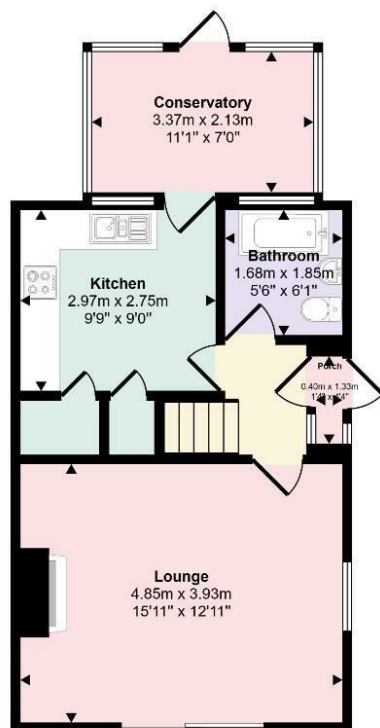
For those who wish to explore this charming home from the comfort of their own space, a 360-degree virtual tour is available.

To find out more about this home for sale, contact your local Hunters estate agents to arrange your viewing.
Please note Probate has been applied for.





Approx Gross Internal Area
100 sq m / 1082 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, 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			8
(81-91) B			
(69-80) C			52
(55-68) D			
(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.