

FLOOR PLAN

DIMENSIONS

Hallway

Lounge Diner
19'7 x 13'6 (5.97m x 4.11m)

Sitting Room
9'7 x 10' (2.92m x 3.05m)

Kitchen
9'1 x 12' (2.77m x 3.66m)

Downstairs Cloakroom
4'2 x 3'8 (1.27m x 1.12m)

Landing

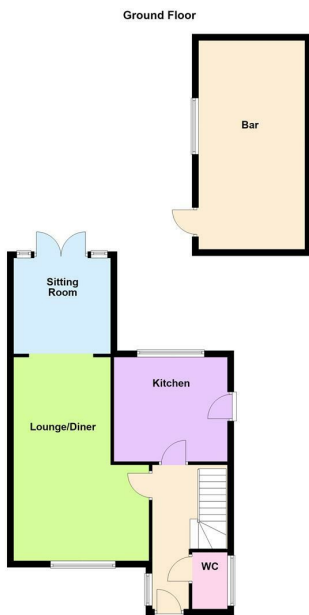
Bedroom One
10' x 12'3 (3.05m x 3.73m)

Bedroom Two
8'9 x 12'4 (2.67m x 3.76m)

Bedroom Three
10' x 6'9 (3.05m x 2.06m)

Shower Room
9'7 x 5'5 (2.92m x 1.65m)

Bar
21' x 10'11 (6.40m x 3.33m)

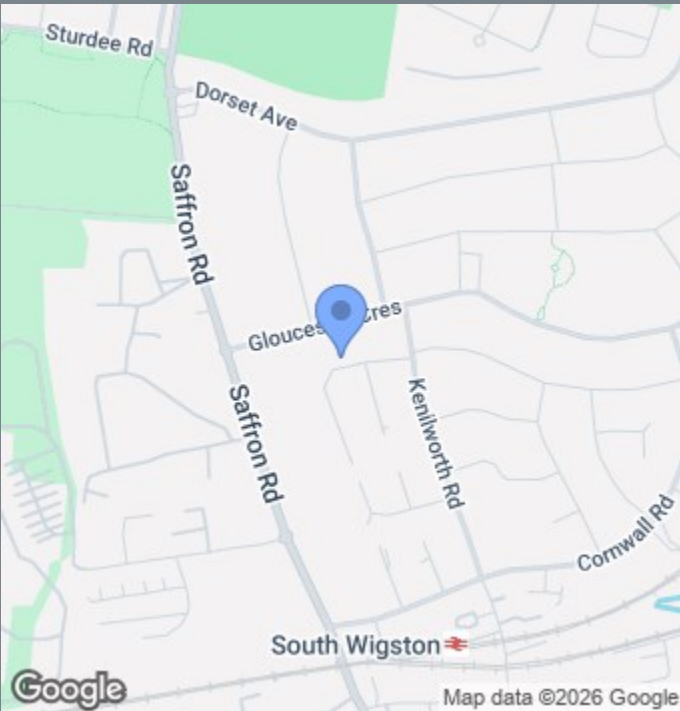


OVERVIEW

- Impressive, Extended Family Home
- Desirable Location
- Hallway & Downstairs Cloakroom
- Lounge Diner & Sitting Room
- Sleek Fitted Kitchen
- Three Beautifully Presented Bedrooms
- Fresh & Contemporary Shower Room
- Driveway & Converted Garage
- Landscaped Garden
- EER - tbc, Freehold, Tax -

LOCATION LOCATION....

Kent Crescent enjoys a lovely position on the popular Fairfield Estate, a well-established & friendly neighbourhood with a real sense of community and plenty of everyday conveniences close by. The Shire Court shopping parade is within easy reach for local shops & essentials, while nearby Blaby Road in South Wigston offers a wider selection of shops, cafés, takeaways & services. Families are particularly well catered for, with Fairfield Community Primary School & Parkland Primary School both close by, alongside further schooling throughout Wigston. The area benefits from plenty of green spaces, recreation areas & places for children to play or enjoy a leisurely walk, with Blaby Road Park also nearby. Travel links are a real bonus, with South Wigston railway station just a short distance away, regular local bus services and straightforward road connections towards Leicester city centre, Fosse Park, the A563, M1 & M69. With local shops, schools, green spaces & excellent transport links all close to home, Kent Crescent offers a wonderfully convenient setting for family life.



THE INSIDE STORY

Tucked away within a lovely cul-de-sac this stunning family home has been beautifully finished throughout & offers stylish versatile accommodation perfect for modern family life. The hallway leads into the impressive lounge diner which creates a wonderfully sociable heart to the home. The lounge area has a window to the front & feature fireplace creating a cosy focal point with plenty of room for comfortable seating. Flowing through is the dining area with space for a generous table & chairs perfect for family meals Sunday lunches or entertaining friends. An opening leads into the sitting room creating a lovely flow between the spaces. This versatile room could easily become the main dining room if preferred & has French doors opening directly onto the garden. The stylish kitchen has a fresh modern feel with sleek wall & base cabinetry providing excellent storage complemented by work surfaces. An eye level double oven & ceramic sink drainer with mixer tap complete this beautifully finished space which is both practical & stylish. A downstairs cloakroom is another welcome addition.

Upstairs are three beautifully presented bedrooms with bedroom two benefiting from fitted wardrobes. The stylish shower room has been finished with a generous walk-in double shower creating a fresh contemporary space to start the day. Outside a driveway provides off road parking while the landscaped rear garden is made for relaxing & entertaining with a patio for alfresco dining a lawn & raised decked area creating another lovely spot to sit back & enjoy the sunshine. The converted garage is a fantastic surprise having been transformed by the current owners into their very own pub. A brilliant entertaining space with plenty of room to gather with friends enjoy weekend drinks watch the big game or celebrate special occasions without leaving home. A fun & unique finishing touch to this gorgeous family home.

