



## Kent Crescent, , Wigston, Leicestershire, LE18 4XR

- Presented in Ready To Move in Condition
- Open plan Kitchen- diner
- Driveway
- Enclosed rear garden
- 360 Virtual Tour
- Sought after Cul-de-Sac
- Sun room
- Garage
- Three Bedrooms
- no upward chain

**Offers In Excess Of £280,000**



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## DESCRIPTION

Offered for sale with no chain this delightful semi-detached house is presented in a ready-to-move-in condition, making it an ideal choice for families or first time buyers looking for a comfortable home. Upon entering, you will find a spacious lounge that invites relaxation and social gatherings. The open plan fitted kitchen-diner is perfect for family meals and entertaining, while the sun room at the rear offers a bright and airy space that seamlessly connects to the garden.

The rear garden is mainly laid to lawn and is enclosed with wooden fencing, providing a private area for outdoor activities and summer BBQ's. Returning back into the property, stairs ascend from the hallway to the first floor landing, where you will discover three generously sized bedrooms, each offering ample space for personalisation. The three piece family bathroom suite also features a shower over the bath, catering to both convenience and comfort.

Outside, the property boasts a driveway that provides ample off-road parking, along with access to a garage for additional storage. The location is particularly advantageous, with local shops, schools, and amenities within easy reach. Furthermore, excellent road and public transport links ensure quick connections to the city and nearby motorways.

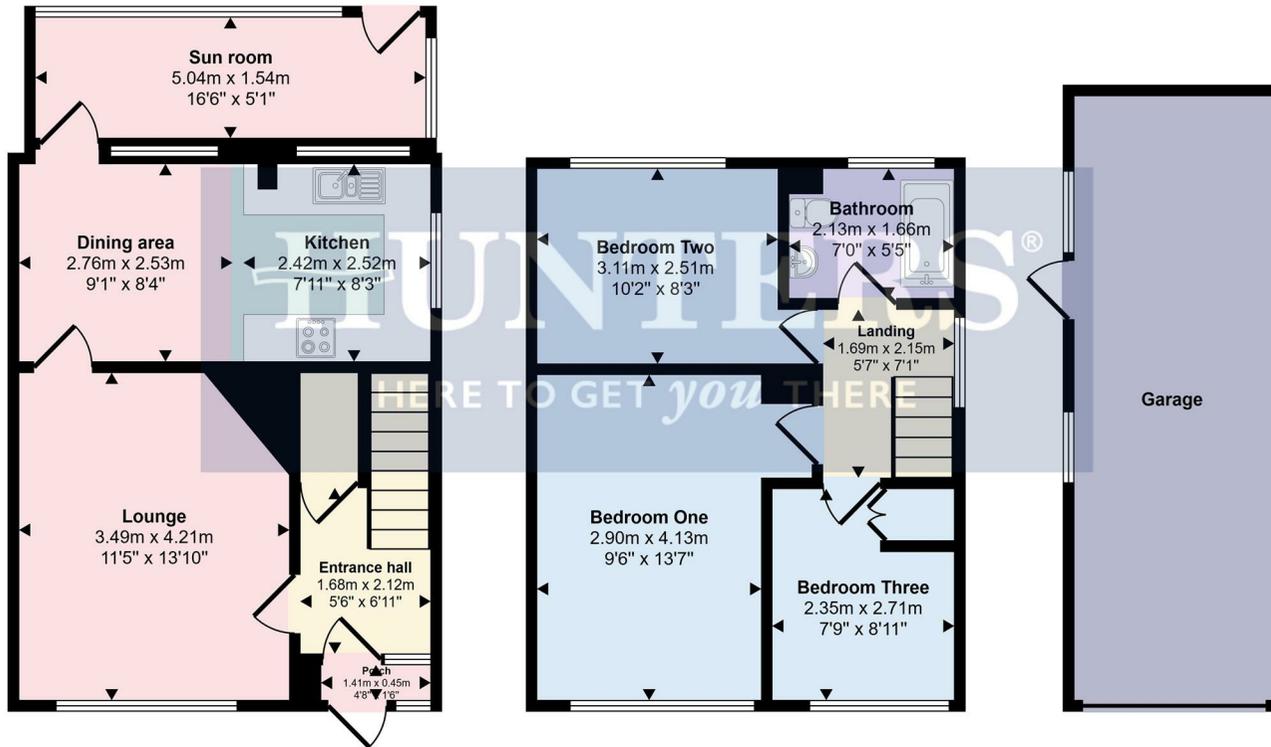
With gas central heating and double glazing, this home combines modern comforts with practical living. This property is not to be missed, offering a wonderful opportunity for those looking to settle in a vibrant community.

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





Approx Gross Internal Area  
103 sq m / 1107 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft

First Floor  
Approx 37 sq m / 395 sq ft

Garage  
Approx 20 sq m / 216 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

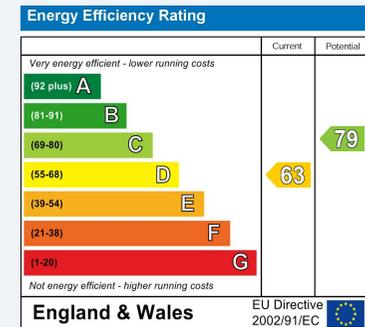
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

