



## Kenilworth Road, , Wigston, LE18 4XS

- Three bedrooms
- Semi-detached house
- Potential to extend
- Gas central heating
- Local Shops, schools and amenities
- Modern family bathroom
- Driveway and detached garage
- Kitchen-diner
- Double glazing
- Garden to front and rear

**Offers In The Region Of £257,500**

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# Kenilworth Road, , Wigston, LE18 4XS

## DESCRIPTION

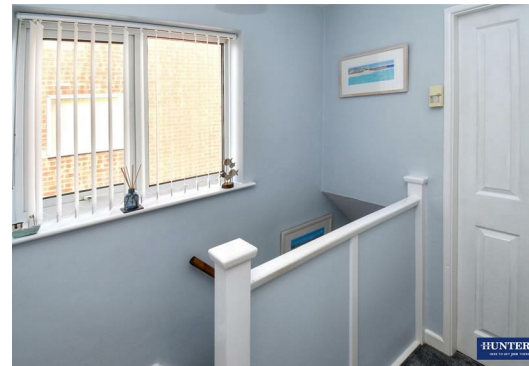
Welcome to this delightful semi-detached house located on Kenilworth Road in Wigston. This well-appointed home features three bedrooms, making it an ideal choice for families or couples seeking some extra space. The property boasts two reception rooms, providing ample room for relaxation and entertaining.

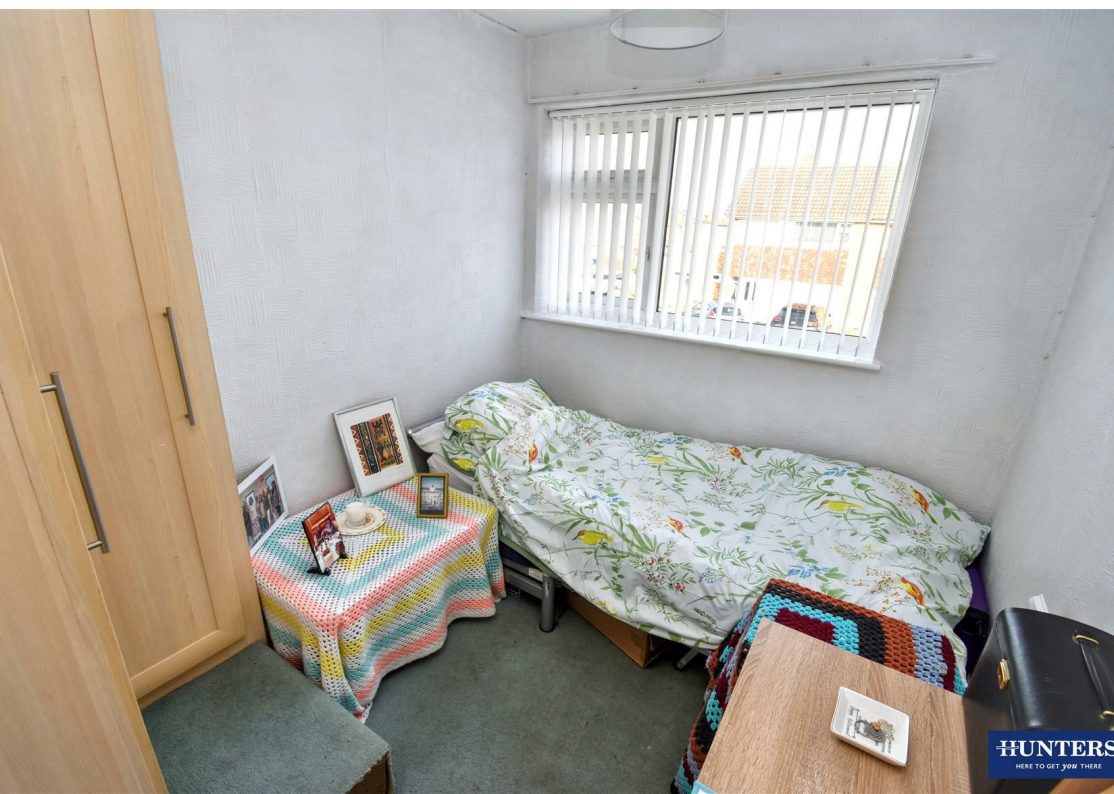
As you enter, you will find a welcoming and cosy lounge situated at the front of the house, the modern fitted kitchen is designed with functionality in mind and opens into the dining room, offering the potential to create an even larger, open-plan living area if desired. The contemporary family bathroom suite is both stylish and practical, catering to the needs of modern living.

Outside, the property benefits from a driveway and a detached garage, ensuring off-road parking is never a concern. There is also scope to extend the home to the rear or side, allowing for further personalisation and enhancement of the living space.

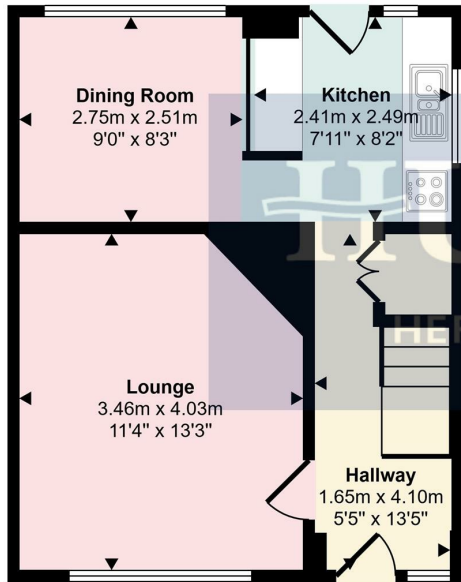
The location is highly sought after, with local shops, schools, parks, and various amenities all within easy reach. Excellent road and public transport links connect you to the city, Fosse Park retail outlet, and major motorways. Additionally, South Wigston train station is conveniently nearby, providing direct connections to both London and Birmingham.

This lovely home is ideal for first time buyers and families and is a fantastic opportunity for those looking to settle in a vibrant community. For more information and to arrange a viewing, please contact your local Hunters estate agents.

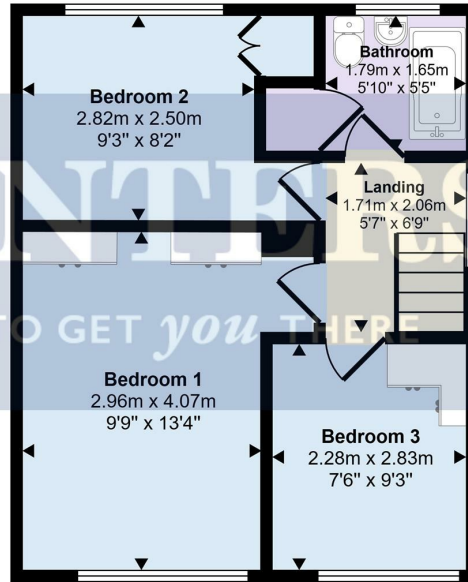




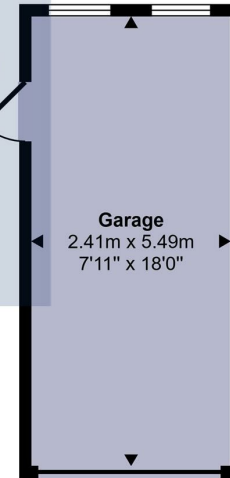
Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 37 sq m / 396 sq ft



Garage  
Approx 13 sq m / 142 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

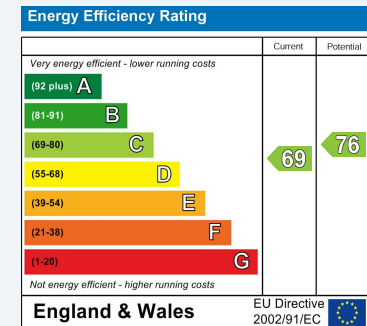
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

