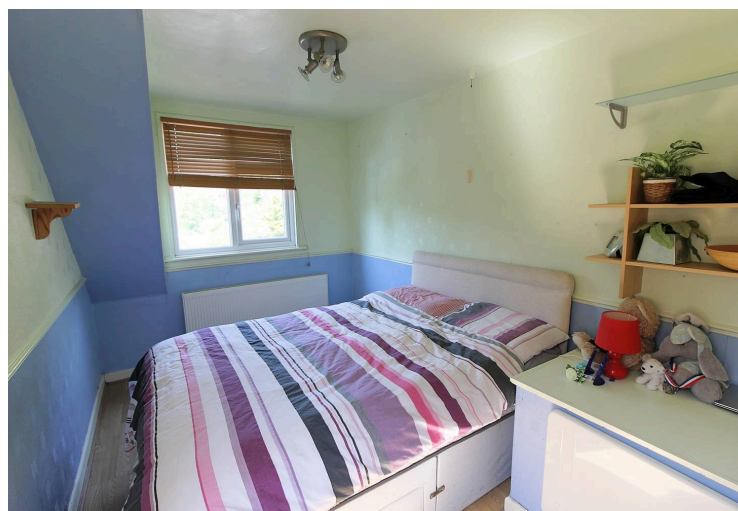




51 Kent Crescent, Wigston

£250,000 Freehold

**Phillips
George** 

Well presented three bed semi in quiet cul-de-sac with two reception rooms, modern kitchen, off road parking, and downstairs bathroom. Close to amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

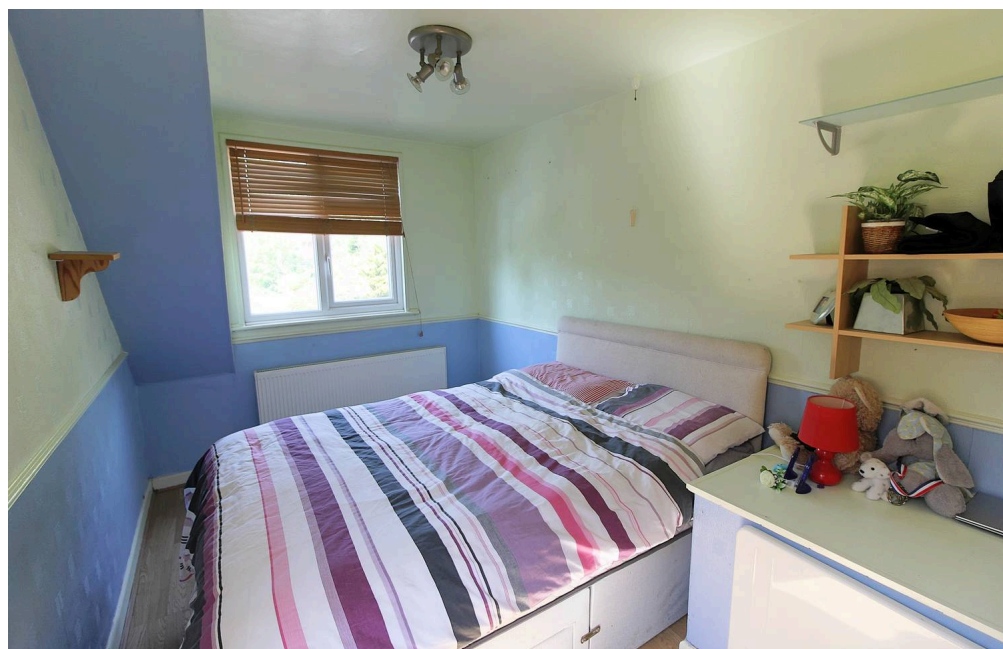
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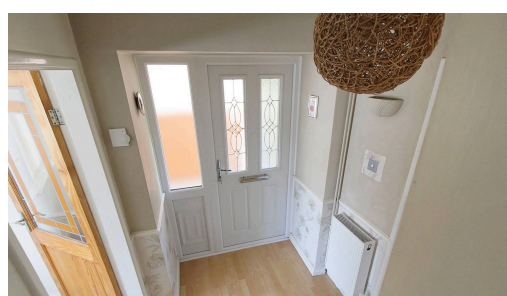
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- Semi-detached house
- Two reception rooms
- Open plan kitchen
- Downstairs bathroom
- Three bedrooms
- Well presented throughout
- Quiet cul-de-sac location
- Off road parking
- Front & rear gardens
- Viewing recommended



Entrance Hall

6' 5" x 5' 6" (1.96m x 1.68m)

Accessed via a UPVC double glazed front door with glazed window to side. Doors off to: Lounge, kitchen and bathroom. Stairs rising to: First floor. Laminate wooden flooring. Radiator.

Lounge

15' 9" x 12' 9" (4.80m x 3.89m)

UPVC double glazed bow window to front aspect. UPVC double glazed window to side aspect. Gas feature fireplace. Wall lighting. TV and telephone point. Laminate wooden flooring. Radiator.

Kitchen

12' 3" x 9' 8" (3.73m x 2.95m)

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl sink. There is a gas hob with extractor over, single fan assisted oven, integral dishwasher, space with plumbing for a freestanding washing machine. Opening through to: Living/dining area. Under stairs cupboard. Tiled flooring. Radiator.

Living/dining room

14' 7" x 11' 9" (4.45m x 3.58m)

UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to side aspect. Wall lighting. Laminate wooden flooring. Radiator. Boiler cupboard.

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

Comprising: Bath with mixer tap and shower attachment, low level WC and wash hand basin. UPVC double glazed window to side aspect. 1/2 wall tiling. Floor tiling. Radiator.

Landing

Doors off to: Bedrooms. Loft hatch access (Partially boarded, no ladder).

Bedroom One

15' 9" x 9' 3" (4.80m x 2.82m)

UPVC double glazed window to front aspect. Built-in wardrobes. Double shower enclosure with extractor. Exposed wooden floorboards. Radiator.

Bedroom Two

14' 7" x 7' 9" (4.45m x 2.36m)

UPVC double glazed windows to side and rear aspects. Laminate wooden flooring. Radiator.

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

UPVC double glazed window to rear aspect. Laminate wooden flooring. Radiator.

GROUND FLOOR
500 sq ft. (52.0 sq m.) approx.



1ST FLOOR
357 sq ft. (34.1 sq m.) approx.



TOTAL FLOOR AREA: 926 sq ft. (86.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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