



## Dorset Avenue, Wigston

In Excess of £300,000

The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.



Tenure: Freehold

Council Tax band C







**Open Plan Entrance Area**

With windows to the front and side elevations, oak flooring, stairs to the first-floor landing, an understairs cupboard and an archway leading to:

**L-Shaped Lounge Diner 19' 1" x 13' 6" (5.82m x 4.11m)**

(minimising to 9'10") With a window to the front elevation, oak flooring, chimney breast with fire surround and hearth, coving to the ceiling, dado rail, sliding patio doors to the:

**Sun Lounge 9' 7" x 9' 4" (2.92m x 2.84m)**

With windows to the side and rear elevations, a TV point, coving to the ceiling and a radiator.

**Kitchen Diner 16' 3" x 9' 0" (4.95m x 2.74m)**

With a bay window to the rear elevation, sink and drainer units with a range of oak wall and base units with work surfaces over, space for a freestanding gas hob and triple oven, extraction hood, exposed beams to the ceiling, door to the:





**Garden Room** 16' 6" x 9' 1" (5.03m x 2.77m)

With patio doors to the rear elevation, door to the:

**Downstairs WC**

With a window to the rear elevation, WC, wash hand basin and a radiator.

**Utility Room** 9' 0" x 5' 7" (2.74m x 1.70m)

With a window to the rear elevation, a range of base units with work surfaces over, a sink and drainer unit, plumbing for two appliances, wall mounted boiler and a door to the:

**Study** 10' 9" x 8' 5" (3.28m x 2.57m)

With power point and an electric heater.

**Additional Entrance Area** 10' 0" x 5' 2" (3.05m x 1.57m)

With a window to the front elevation and a door with access to an:

**Additional Inner Hallway**

With a door to the garden and an internal door to the kitchen diner.

**First Floor Landing**

With a window to the side elevation, dado rail and a loft inspection hatch.

**Bedroom One** 12' 7" x 8' 0" (3.84m x 2.44m)

With a window to the front elevation, oak flooring, built-in wardrobes, a TV point and a radiator.

**Bedroom Two** 10' 8" x 9' 0" (3.25m x 2.74m)

With a window to the rear elevation, built-in wardrobes, laminate flooring, wash hand basin and a radiator.

**Bedroom Three** 10' 0" x 6' 7" (3.05m x 2.01m)

With a window to the front elevation, an over stairs cupboard and a radiator.

**Shower Room** 9' 4" x 5' 6" (2.84m x 1.68m)

With a window to the rear elevation, corner shower with shower head, WC, wash hand basin, tiled splashbacks and a radiator.

**Rear Garden**

With patio seating area, lawns, well-maintained flower beds, and fenced borders.

**Parking**

Driveway for three vehicles.



FLOOR 1

**TOTAL: 146 m<sup>2</sup>**  
**FLOOR 1: 103 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

**TOTAL: 146 m<sup>2</sup>**  
**FLOOR 1: 103 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>**  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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