



Dorset Avenue, Wigston

£280,000

A modern style THREE bedroom semi-detached home in the WIGSTON. MODERN STYLE KITCHEN and BATHROOM. Viewing is HIGHLY RECOMMENDED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With laminate flooring, understairs storage and a radiator.

Reception Room One

20' 2" x 13' 3" (6.15m x 4.04m)

With a double-glazed half-bay window to the front elevation, carpet flooring, bi-fold doors to the reception room two, gas fire and a radiator.

Reception Room Two

10' 5" x 9' 0" (3.18m x 2.74m)

With a double-glazed bay window to the rear elevation, laminate flooring and a radiator.



Kitchen

11' 11" x 9' 7" (3.63m x 2.92m)

With a double-glazed window to the rear elevation, door to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, double oven, hob, extraction fan, space for a large fridge freezer, tiled flooring and a radiator.

First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

With a double-glazed half-bay window to the front elevation, laminate flooring, and a radiator.

Bedroom Two

12' 4" x 9' 0" (3.76m x 2.74m)

With a double-glazed window to the rear elevation, fitted wardrobes, carpet flooring and a radiator.

Bedroom Three

9' 5" x 6' 8" (2.87m x 2.03m)

With a double-glazed window to the front elevation, storage cupboard, laminate flooring and a radiator.

Bathroom

9' 9" x 5' 6" (2.97m x 1.68m)

With a double-glazed window to the rear elevation, tiled flooring, tiled walls, walk-in shower with shower head over, bath, wash hand basin, WC and a heated towel rail.

Front Garden

With a block paved area, pebbles and a low brick wall frontage.

Rear Garden

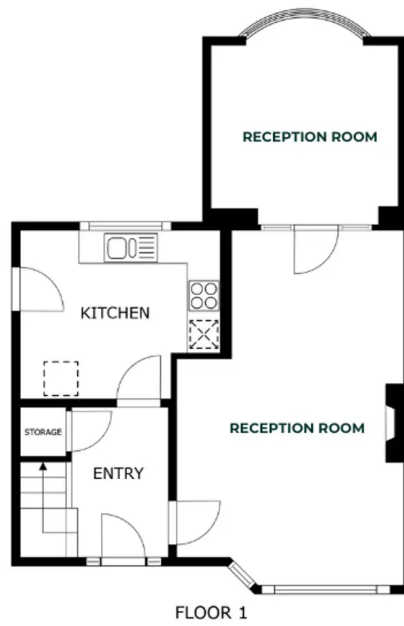
With wooden double doors leading to the front elevation, lawn area, patio seating area, raised wooden flower beds and fenced perimeters

Driveway - For approx two vehicles

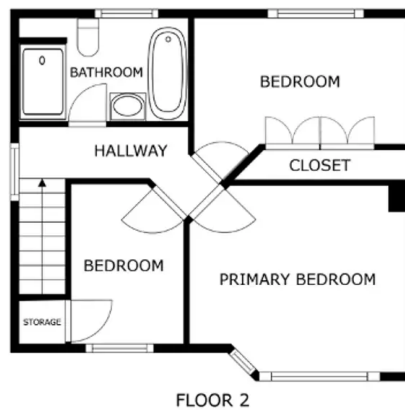
Garage - (Limited Access) 22'9" x 10'9" with a window to the side elevation, door to the front elevation, door to the side elevation, and storage.

Carport - for storage or a vehicle.

Please note: The rear of this property overlooks a cemetery. Under Section 21 of the Estate Agents Act 1979, we are obliged to point out to prospective purchasers that the vendors are connected to an employee of Knightsbridge Estate Agents.



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