



Connells

Dorset Avenue
Wigston



Property Description

South Wigston is located five miles to the south of Leicester. It is outside the city boundary, forming part of the Oadby and Wigston district of Leicestershire. There are good transport links/bus routes to the city centre and a local train station. There is Fairfield Community Primary School, Parklands Primary School, South Wigston High School, Wigston Academy and South Leicestershire College. A variety of supermarkets, local shops and food takeaways, a refurbished Swimming Pool and Fitness Centre and a large park with play areas, skate park and bowling green and is within easy access for countryside and canal walks.

This two bedroom bungalow is situated in a sought after location. The property benefits from off road parking, a garage and gardens and is offered for sale with no upward chain. Call now to view.

Entrance Porch

With a door to the side of the property and door through to the lounge.

Lounge

20' 3" x 11' 10" (6.17m x 3.61m)

There is a double glazed window to the front of the property, fireplace and two central heating radiators.

Kitchen/Diner

18' 2" max x 15' 5" max (5.54m max x 4.70m max)

Fitted with wall and base units, work surfaces housing the sink, double electric oven, plumbing for a washing machine, LED lighting, two central heating radiators and patio doors to the rear garden.



Bedroom One

11' 11" x 10' 5" (3.63m x 3.17m)

With a double glazed window to the front of the property, built in wardrobes and central heating radiator.

Bedroom Two

20' 4" x 9' (6.20m x 2.74m)

With a double glazed window to the rear of the property, built in wardrobes and central heating radiator.

Shower Room

There is a walk in shower cubicle, wash hand basin, wc, tiled walls, cupboard and heated chrome towel radiator.

Outside

At the front of the property there is a driveway providing off road parking.

The rear garden is low maintenance with a shed and timber fencing.

Garage

20' 9" x 8' 3" (6.32m x 2.51m)

There is an electric up and over door, power and lighting and a potting area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights turn right into Little Glen Road. Proceed to Wigston and turn left onto Saffron Road and right into Dorset Avenue where the property is located.

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309335



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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