



Offers Over £280,000

Dorset Avenue, Wigston, LE18 4WD

- Spacious Extended Semi Detached Home
- Through Lounge
- Kitchen/Diner
- Bathroom and Separate W/C
- Freehold / Garage / Car Port
- Porch and Downstairs W/C
- Reception Two
- Three Bedrooms
- Lovely mature good sized Rear Garden
- EPC Rating C Council Tax Band C



An extended THREE BEDROOM SEMI DETACHED property in WIGSTON.

The property briefly comprises of a porch, downstairs W/C, hallway, through lounge, dining kitchen and a second reception room to the ground floor.

On the first floor there are three bedrooms, a bathroom and a separate W/C.

Located on a GOOD SIZE PLOT, and conveniently located for Wigston and South Wigston town centres, local schools, and easy access to Leicester City Centre and motorway links.

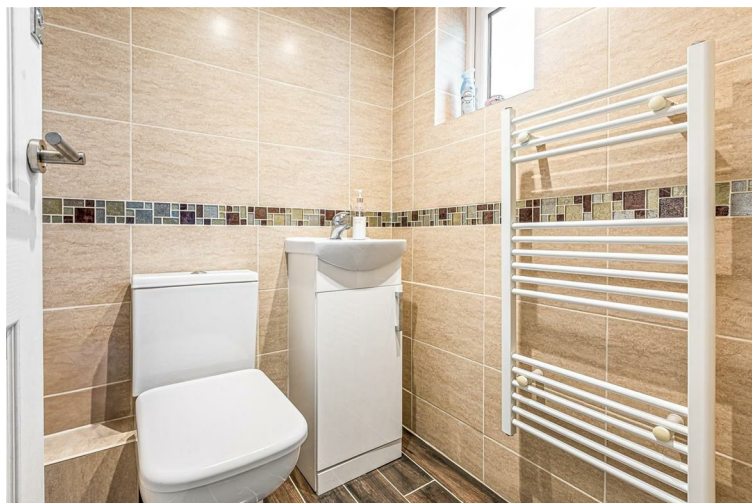
The house also benefits from a LARGE COVERED AREA TO THE SIDE and DETACHED GARAGE to the rear with a mature and established large rear garden.

To the front of the property you have a BLOCK PAVED DRIVE and being sold with NO UPPER CHAIN.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

PORCH

Double glazed front door, spot light, double glazed inner door to rear leading into hallway.



DOWNSTAIRS W/C

4'3" x 4'1" (1.32 x 1.27)

Low level W/C, heated towel rail, wash hand basin, spot light, double glazed frosted window to front and rear aspects.



HALLWAY

Stairs rising to first floor, radiator, under stairs cupboard housing meters.



THROUGH LOUNGE

19'1" x 13'8" max (5.84 x 4.18 max)

Coving, brick decorative fireplace and built in alcove, radiator, double glazed window to front aspect, window and door to rear leading into reception two.



LOUNGE AREA



RECEPTION TWO

9'5" x 8'5" (2.89 x 2.57)

Radiator, double glazed sliding patio doors leading into garden, door to side leading into kitchen.



DINING AREA



KITCHEN/DINER

18'3" x 12'0" (5.57 x 3.68)

Fitted units with worktops and tiled splashbacks, sink with drainer, electric hob oven and extractor, plumbing for washing machine, space for fridge freezer, radiator, double glazed window to rear and side aspect, double glazed door to side of property.



KITCHEN AREA



BREAKFAST AREA

LANDING

Access to loft, double glazed window to side aspect.



BEDROOM ONE

12'6" into wardrobes x 9'10" max (3.82 into wardrobes x 3.01 max)

Fitted wardrobes and dressing table, radiator, double glazed window to front aspect.



BEDROOM TWO

12'6" into wardrobe x 9'0" max (3.83 into wardrobe x 2.75 max)

Fitted wardrobes, radiator, cupboard housing boiler and radiator, double glazed window to rear aspect.



BEDROOM THREE

9'10" x 6'9" max (3.01 x 2.08 max)

Built in cupboard, radiator, double glazed window to front aspect.



OUTSIDE

Good sized mature rear garden mainly laid to lawn with an array of established trees, shrubs, bushes and plants, paved seating area, green house, water tap.



BATHROOM

7'0" x 5'6" max (2.14 x 1.70 max)

Bath with mains shower, vanity unit, radiator, part tiled walls, frosted double glazed window to rear aspect.

SEPARATE W/C

Low level W/C, radiator, double glazed frosted window to side aspect.



COVERED AREA TO SIDE

Useful covered area with electric roller shutters to front aspect, gate to side aspect leading into garden.



GARAGE
20'1" x 10'0" (6.13 x 3.07)

Electric shutter door, window and door to side aspect, power.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

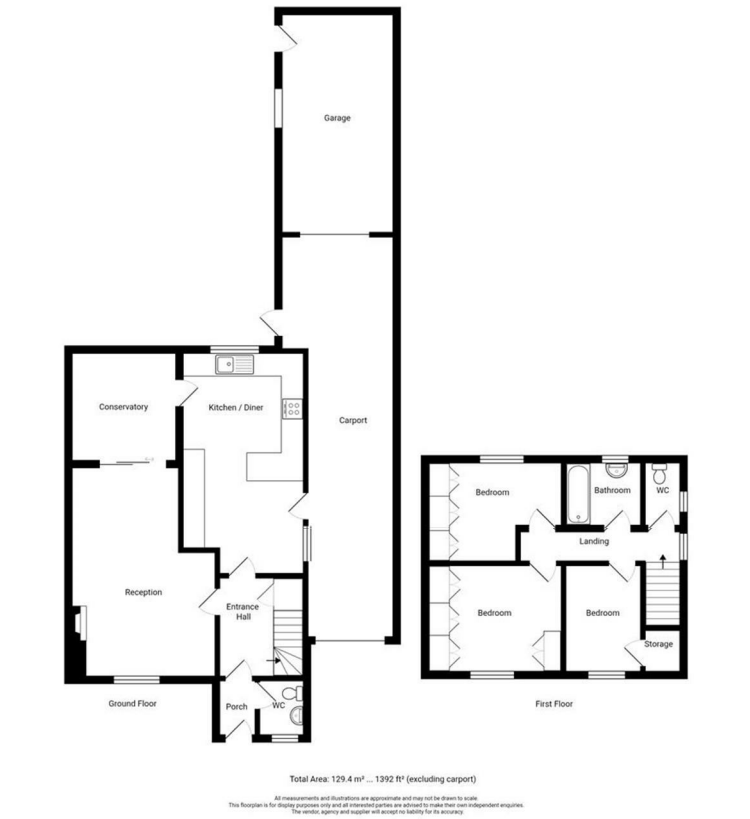
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

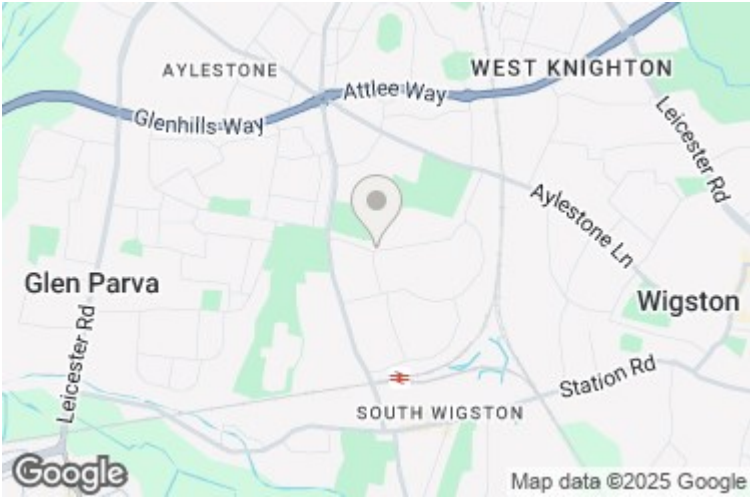
Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

