



## Dorset Avenue, , Wigston, LE18 4WB

- NO UPWARD CHAIN
- DETACHED BUNGALOW
- SCOPE TO EXTEND
- KITCHEN-DINER
- MODERN SHOWER ROOM SUITE
- BOASTING TWO DOUBLE BEDROOMS
- GENEROUS GARDEN
- SPACIOUS LIVING ROOM
- GARAGE AND DRIVEWAY
- RARE OPPORTUNITY

**£325,000**



# Dorset Avenue, , Wigston, LE18 4WB

## DESCRIPTION

Hunters are delighted to offer to market this superb opportunity to own this unique and charming detached bungalow. The bungalow offers a rare opportunity to own a generous detached bungalow in this sought-after neighbourhood.

As you step inside, you are greeted by a spacious living room, perfect for relaxing and entertaining guests. The adjoining kitchen-diner provides a great place to cook and entertain, whilst having commanding views over the garden.

This bungalow boasts two well appointed double bedrooms and a three piece modern bathroom suite, which adds a touch of luxury to this cosy home.

One of the highlights of this property is the generous rear garden, providing a relaxing retreat where you can unwind and enjoy the outdoors. With the added scope to extend, the garden offers endless possibilities for creating your own oasis.

The front driveway provides ample off road parking spaces for the property and access to the detached garage, which benefits from having a separate storage cupboard and outside wc to the rear.

This detached bungalow is being offered to market with having no upward chain and we anticipate a high level of interest in the property due to them rarely becoming available. To find out more and to secure your viewing, contact your local Hunters estate agents Wigston today!

Please note Probate has been applied for on this property.





Approx Gross Internal Area  
106 sq m / 1137 sq ft



Ground Floor  
Approx 86 sq m / 921 sq ft

First Floor  
Approx 20 sq m / 216 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

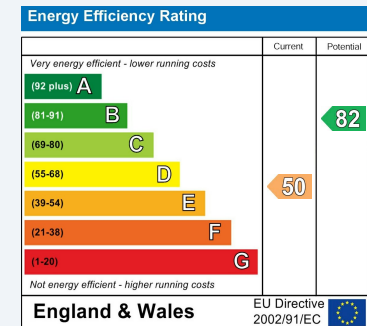
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

