



Dorset Avenue, , Wigston, LE18 4WD

- Available now
- Open plan living
- Enclosed Garden
- Excellent Road and Public Transport links
- Good access to the City and Motorways
- Stunning Family home
- Two shower rooms and ground floor wc
- Ample off road parking and Garage
- Local Shops, Schools and Amenities
- Optional Office-Salon to rent

£1,600



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DESCRIPTION

This superbly presented semi-detached house presents an exceptional opportunity for modern family living. Available for immediate occupancy, this impressive home boasts four well-proportioned bedrooms, including three situated on the first floor and a charming attic bedroom that offers a unique retreat.

The property features two contemporary bathrooms, with the main bedroom enjoying the luxury of a private shower room, ensuring convenience and comfort for all residents. At the heart of the home lies an expansive open-plan fitted kitchen, family and dining area, designed to be the perfect space for entertaining guests or enjoying quality time with family.

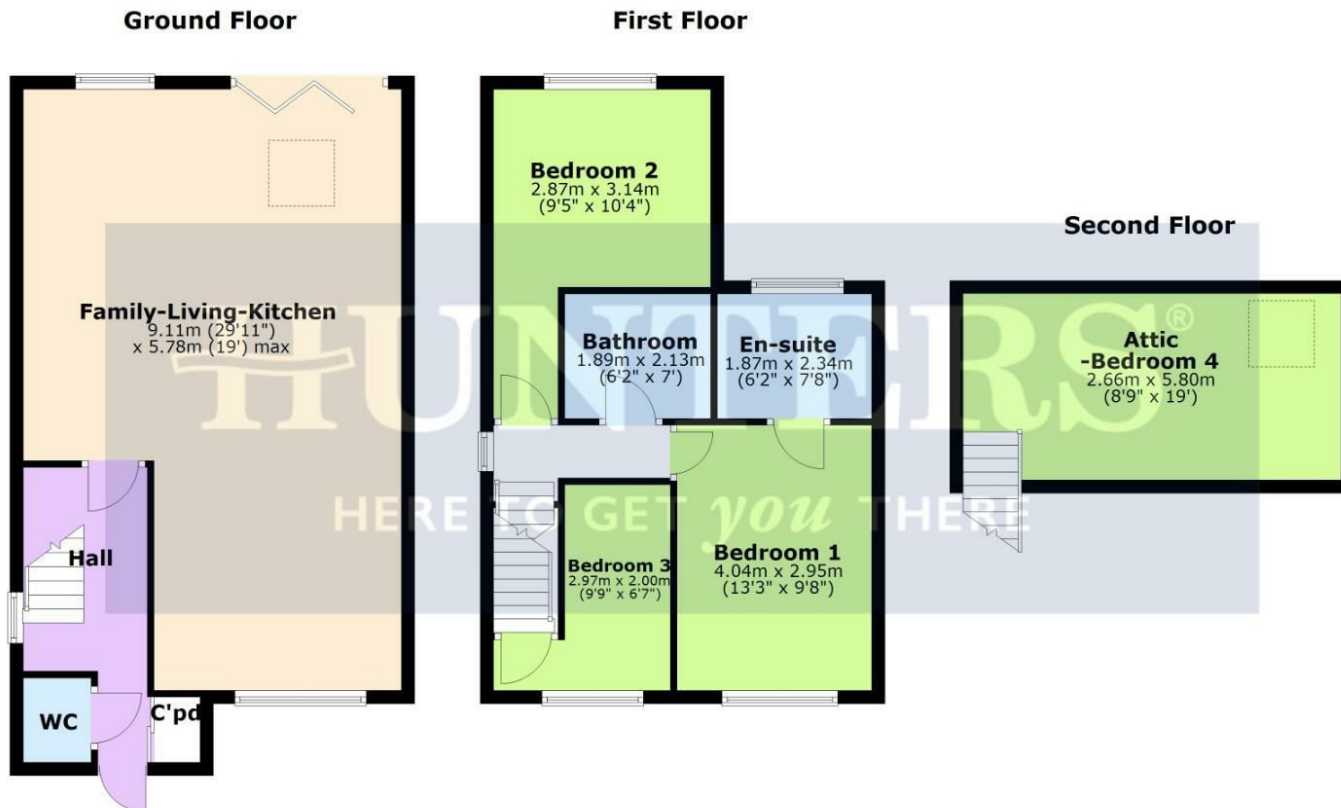
Outside, the garden is predominantly laid to lawn, complemented by a paved patio area ideal for al fresco dining or simply unwinding in the fresh air. Additionally, there is a separate office or studio located at the rear of the garden, which can be rented independently, providing a versatile space for working from home.

With ample off-road parking for up to four vehicles and a detached garage, this property caters to the needs of modern living. The location is further enhanced by its proximity to local shops, schools, and essential amenities, along with excellent road and public transport links to the city and motorways, making it an ideal choice for commuters.

This home truly encapsulates a blend of comfort, style, and practicality, making it a must-see for prospective tenants.







Total area: approx. 115.5 sq. metres (1242.9 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Viewings

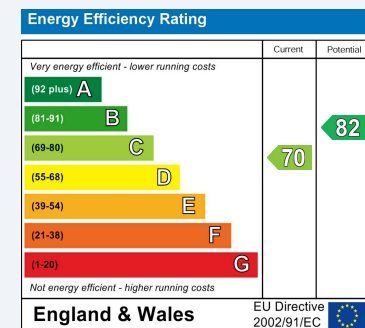
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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