



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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This three bedroom semi-detached property is situated on the highly sought-after Fairfield Estate. Ideal for a range of purchasers, the property has been well maintained throughout and offers spacious and comfortable accommodation. A particular feature of the home is the generous rear garden.

Entrance Hall

With a door from the porch, central heating radiator, stairs rising to the first floor and under stairs cupboard.

Lounge/Diner

With a double glazed window to the front of the property, coving to the ceiling, fire place, central heating radiator and sliding patio doors through to the conservatory.

Conservatory

A upvc construction with windows to the rear and side and a door leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, integrated electric oven and hob, central heating radiator, double glazed window to the rear of the property and door and window to the side of the property.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Separate W.C.

Separate from the shower room, there is a w.c. and window to the side of the property.

Outside

At the front of the property there is a driveway providing off road parking and garden with mature plants. Double wrought iron gates lead through to a carport which then leads to the garage.

The larger than average rear garden has a patio seating area, lawn, mature plants and trees and fenced borders.

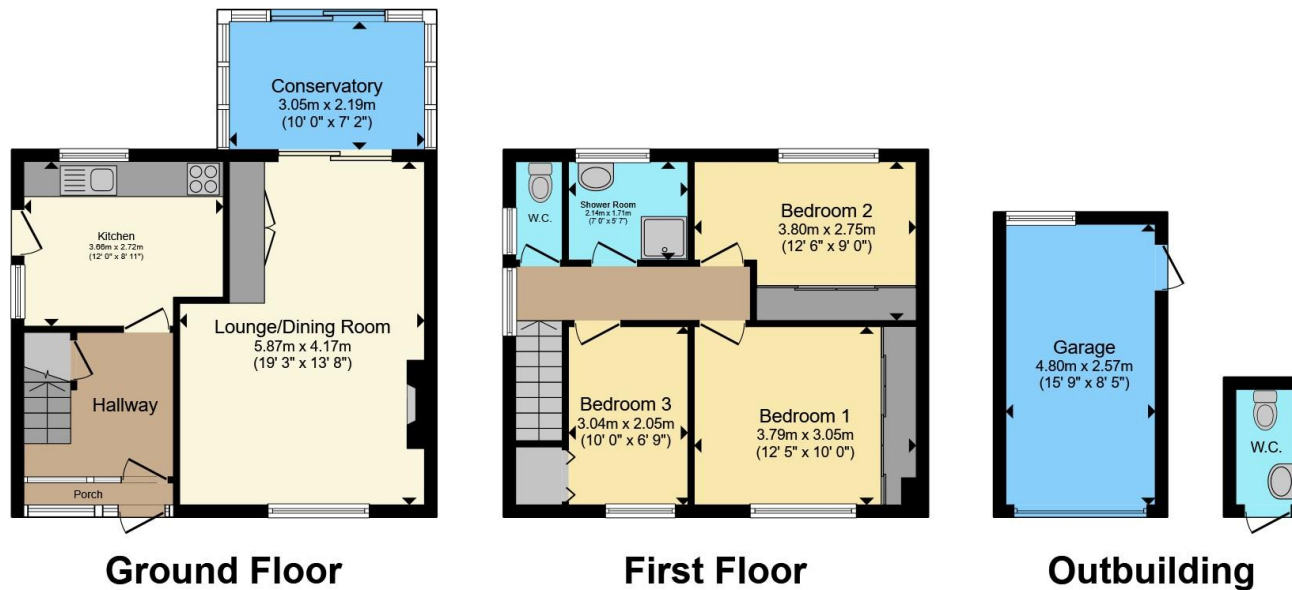
Outside W.C.

There is a w.c.









Total floor area 102.5 m² (1,104 sq.ft.) approx

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.propertybox.io

Connells

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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310184



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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