



## Dorset Avenue, Wigston

Offers in Excess of £295,000 Freehold

A well-presented two-bedroom semi-detached bungalow situated in a popular Wigston location, featuring a conservatory, low-maintenance rear garden, garage, off-road parking and flexible living space.





#### **Entrance Porch**

Providing access to a hallway.



#### **Hallway**

Having a built-in cupboard, loft inspection hatch, and a radiator.

#### **Reception Room**

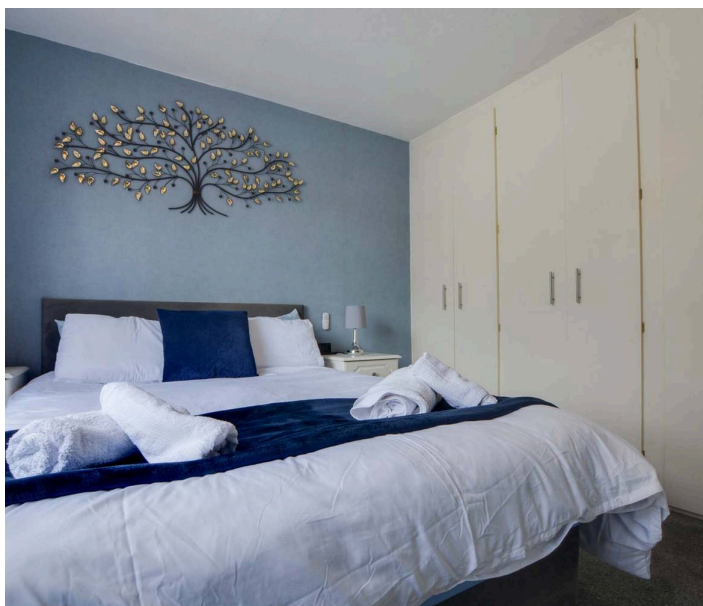
14' 0" x 12' 0" (4.27m x 3.66m)

Light and airy living room providing plenty of natural light coming through the double-glazed windows to the front and side elevations. There is also a television point, a point for a router and a radiator.

#### **Kitchen**

9' 7" x 8' 8" (2.92m x 2.64m)

Allowing plenty of natural light to flow through the double-glazed window to the side elevation. Also having a range of impressive base and wall units accompanied by granite effect roll edge laminated work surfaces incorporating a sink drainer and mixer tap, and a radiator. Integrated appliances include an inset four-ring gas hob and oven with an extractor over. There is also plumbing for a washing machine and a double-glazed door providing access to a lobby.





### Lobby/Utility Area

Having natural light coming through the double-glazed window. There is also a double-glazed door providing access to the rear garden, shelving, space for a tumble dryer, and space for a freestanding fridge freezer.

### Bedroom One

12' 0" x 10' 4" (3.65m x 3.14m)

Principal bedroom boasting plenty of natural light coming through the double-glazed window to the front elevation, also featuring built-in wardrobes and a radiator.

### Bedroom Two / Optional Dining Room

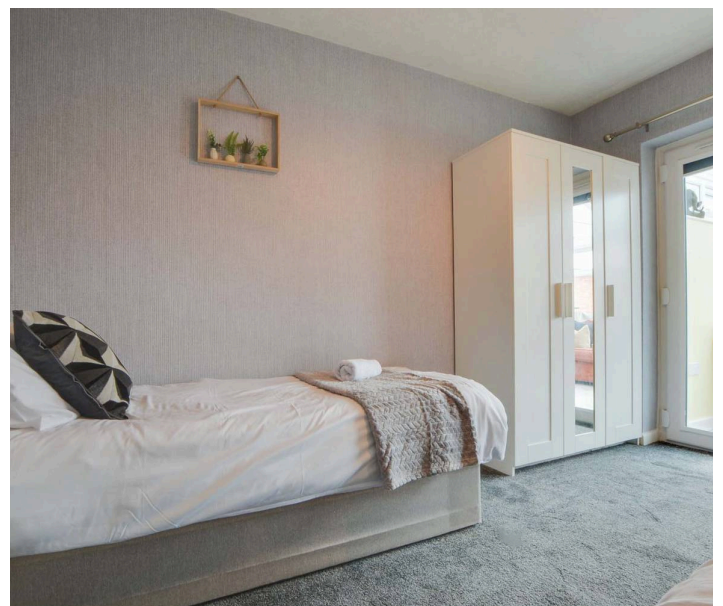
12' 2" x 9' 0" (3.70m x 2.74m)

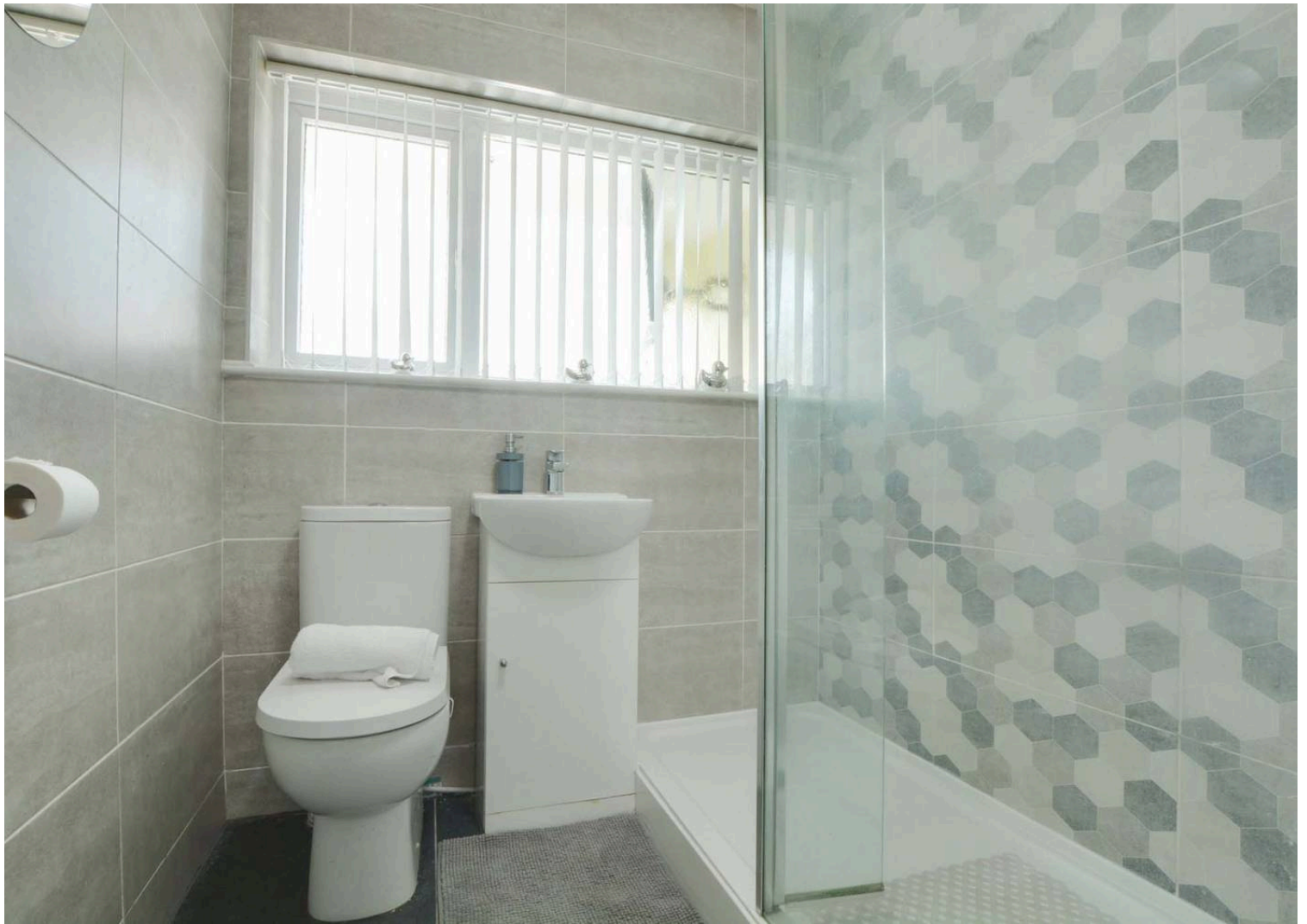
Having natural light flowing through the double-glazed French doors, providing views and access to the double-glazed conservatory, and a radiator.

### Conservatory

13' 7" x 9' 0" (4.13m x 2.75m)

Allowing lots of light to flow through the double-glazed windows to both rear and side elevations, in addition to allowing natural light to flow through the glazed roof. Featuring wood effect flooring, a television point, underfloor heating and double-glazed French doors providing views and access to the rear garden.









### **Shower Room**

7' 7" x 5' 11" (2.31m x 1.80m)

Having natural light flowing through the double-glazed window to the rear elevation. Also having a double shower cubicle with a shower screen and a shower head over and a hand-held shower, a low-level WC, a wash hand basin with under-basin storage, a towel storage cupboard underneath the boiler, and a feature wall-mounted chrome radiator.

### **Rear Garden**

Consists of a gravel patio leading to an additional patio seating area, a low-maintenance AstroTurf lawn, a garage, and well-maintained fenced perimeter borders.

### **Garage**

Gates leading to the garage for one vehicle

### **Driveway**

Gravelled parking capacity for at least four vehicles.

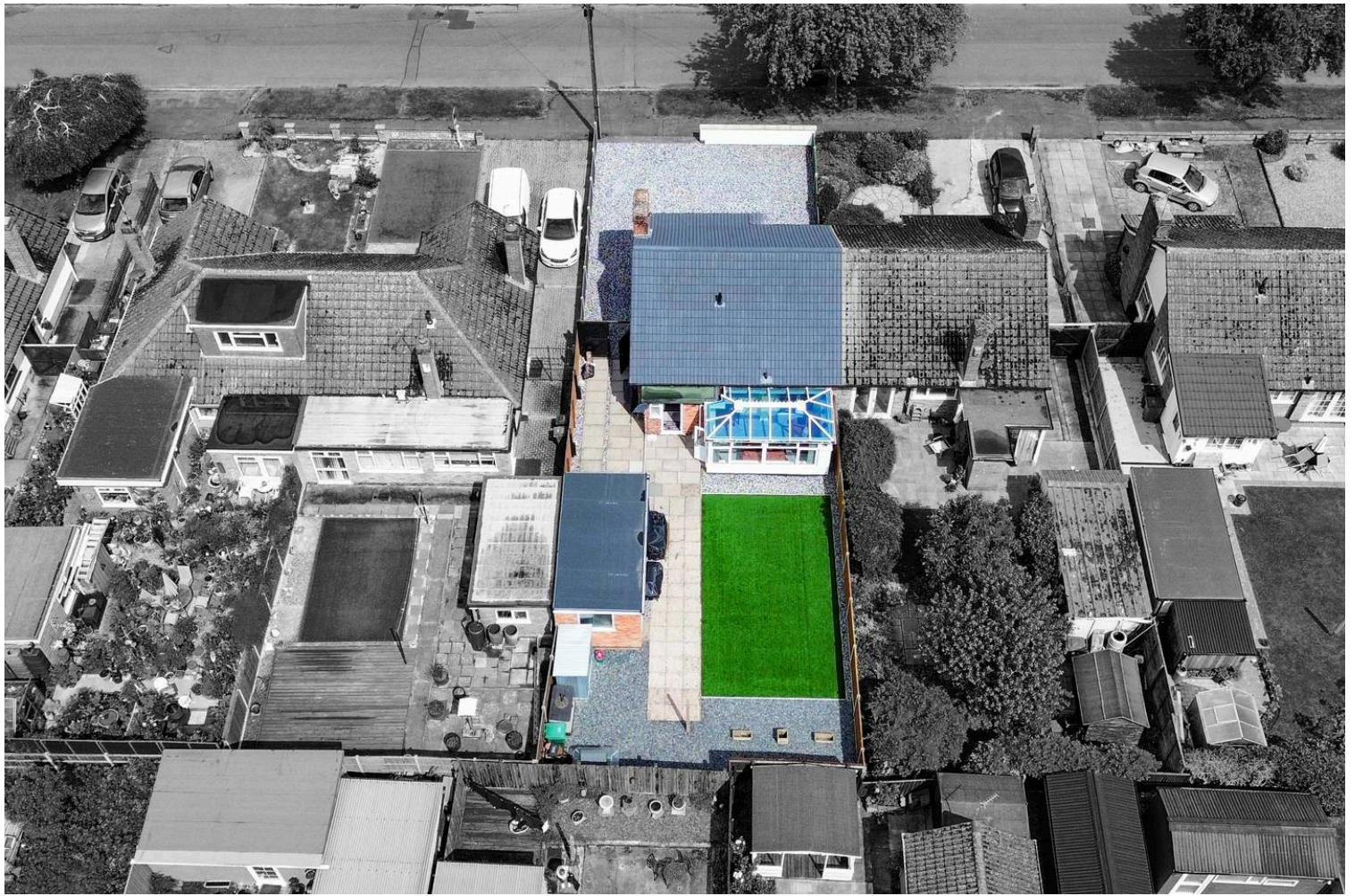


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

You can include any text here. The text can be modified upon generating your brochure.

**We'll keep you moving...**





The property is perfectly situated for everyday amenities within Wigston Magna, including Sainsburys and Aldi supermarkets and local schooling. Regular bus routes running to and from Leicester City Centre and Knighton Park are also within reach.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



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