



## Dorset Avenue, South Wigston

£250,000 Freehold

Extended 2-bed semi-detached bungalow in South Wigston. No chain, extended kitchen, and versatile living. Features low-maintenance AstroTurf gardens, garage, and off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





### **Entrance Lobby & Hall**

Accessible via the entrance lobby with an internal door leading to the main hallway. The hallway features a practical cloaks cupboard and access to the loft space.

### **Sitting Room**

14' 9" x 12' 2" (4.50m x 3.70m)

A bright and airy primary reception room featuring a double glazed bay window to the front elevation and an additional window to the side. The room is finished with a traditional dado rail and two radiators. Please note, the length measurement is measured into the bay and the width measurement is into the recess area.

### **Extended Kitchen**

17' 1" x 8' 2" (5.20m x 2.50m)

A spacious extended kitchen equipped with a range of wall and base units with work surfaces over. It includes a stainless steel sink and drainer, cooker point with filter hood, plumbing for a washing machine, and space for a fridge freezer. The room is finished with tiled flooring, a radiator, and offers dual aspect views through double glazed windows to the side and rear, with a door providing side access.



### **Dining Room / Family Room**

14' 5" x 6' 4" (4.40m x 1.93m)

Located to the rear of the property, this versatile space features two double glazed windows overlooking the garden and a radiator.

### **Bedroom One**

7' 7" x 5' 11" (2.32m x 1.80m)

Positioned at the front of the bungalow, this room includes a double glazed window, a radiator, and excellent storage via fitted wardrobes with box cupboards over and integrated drawers.

### **Bedroom Two**

11' 2" x 8' 10" (3.40m x 2.70m)

A well-proportioned room with a radiator. It currently provides access through to the dining room but could be easily partitioned if a private second bedroom is preferred.

### **Bathroom**

7' 7" x 5' 11" (2.32m x 1.80m)

Bathroom featuring a walk-in double shower cubicle, pedestal wash hand basin, and low-level WC. The room is fully tiled to the walls and floor, featuring a rear window with an extractor fan and a radiator.

### **Garden**

The rear garden is designed for ease of use, featuring a paved patio, gravel borders, a decked seating area, and secure fencing with outside lighting and side access.

### **Driveway**

The front is enclosed by a brick wall with a driveway providing off-road parking. A further driveway to the side leads to the rear, providing parking for at least two cars

### **Garage**

A detached garage located to the rear, featuring an up-and-over door, power, and lighting.



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

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