

FLOOR PLAN

DIMENSIONS

Porch
3'6 x 3'1 (1.07m x 0.94m)

Hallway

Lounge
14'1 x 11'11 (4.29m x 3.63m)

Breakfast Kitchen
9'9 x 8'7 (2.97m x 2.62m)

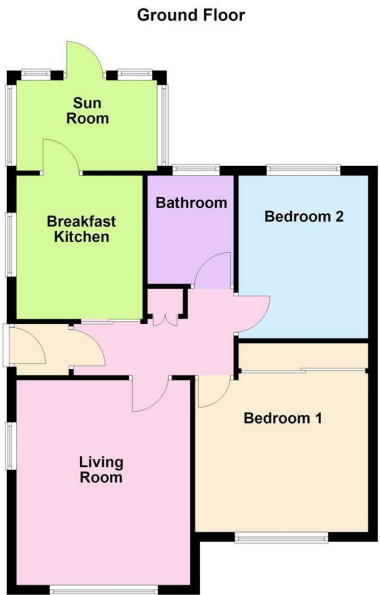
Sun Room
6'3 x 9'6 (1.91m x 2.90m)

Bedroom One
12'3 x 11'11 into robes (3.73m x 3.63m into robes)

Bedroom Two
11'11 x 8'11 (3.63m x 2.72m)

Bathroom
7'8 x 5'10 (2.34m x 1.78m)

Loft Room
11'6 x 9'8 (3.51m x 2.95m)

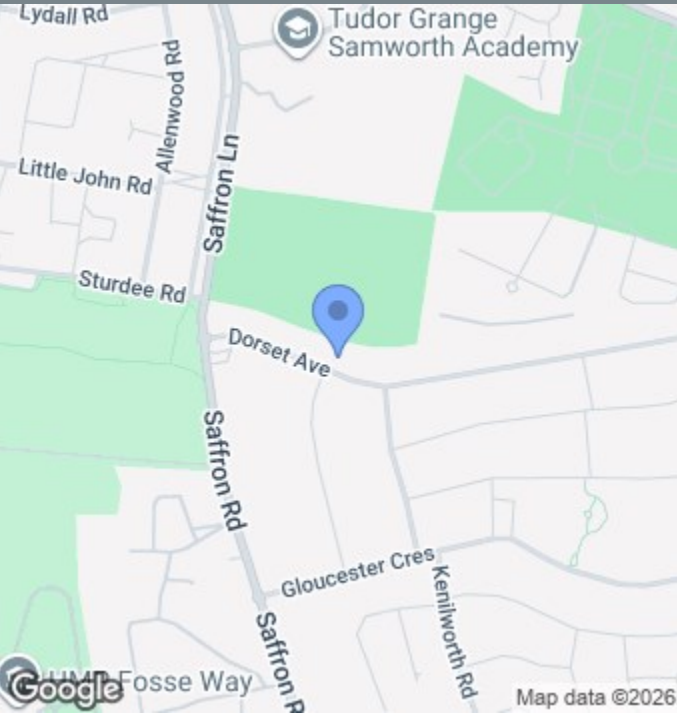


OVERVIEW

- Semi Detached Bungalow
- Great Location & No Chain
- Porch & Hallway
- Lounge & Kitchen
- Sun Room
- Two Bedrooms & Bathroom
- Loft Room
- Driveway & Garage
- Lovely Rear Garden
- EER - tbc, Freehold, Tax -B

LOCATION LOCATION....

Dorset Avenue enjoys a convenient position within the popular Fairfield area, a well-established & welcoming neighbourhood particularly suited to families & those wanting everyday amenities close at hand. Local shops, takeaways & convenience stores are within easy reach, while South Wigston & Wigston provide a wider choice of supermarkets, independent shops, cafés & everyday services, with Fosse Park just a short drive away for shopping, dining & leisure. Families are well catered for with Fairfield Community Primary School close by, alongside a choice of further primary & secondary schooling in the surrounding area. There is plenty of green space to enjoy too, with nearby playing fields & parks providing room for children to play, weekend walks or simply enjoying a little fresh air, while Blaby Road Park is also within easy reach. The area has a lovely community feel, with local sports facilities & community amenities helping to make it a great place to settle down. Commuters are equally well placed, with regular bus services nearby, South Wigston railway station within easy reach & convenient road links into Leicester city centre, towards Fosse Park & onto the wider motorway network. Combining a friendly neighbourhood, schools, green spaces, fantastic amenities & excellent transport links, Dorset Avenue is a wonderful place to call home.



THE INSIDE STORY

Offered to the market with no onward chain, this lovely bungalow occupies a great location & enjoys delightful open views to the rear, creating a wonderful sense of space & tranquillity. Offering versatile accommodation all on one level, with the added bonus of a loft room, this is a home with plenty to offer. The welcoming hallway leads through to a spacious lounge positioned to the front of the property. Dual aspect windows allow an abundance of natural light to fill the room, while a feature fireplace creates a charming focal point, making this a cosy yet bright space for relaxing or entertaining. The kitchen is fitted with a range of wall & base units, providing ample storage & preparation space for everyday cooking. There is room for a small table & chairs, perfect for casual meals, breakfast or a morning coffee. Beyond the kitchen, the sun room is currently utilised as a utility area, providing valuable additional space & helping to keep the main kitchen organised. There are two well-proportioned bedrooms, offering comfortable accommodation with flexibility for guests, hobbies or a dressing room if desired. The bathroom serves the main living accommodation, while a useful dormered loft room with its own window provides fantastic additional versatility and benefits from natural light. Whether enjoyed as a hobby room, occasional space or simply valuable storage, it is a real bonus to the home. Outside, a driveway provides convenient off-road parking & leads to the garage, offering secure parking, storage or workshop potential. To the rear, the garden provides a lovely outdoor retreat where the open views beyond really come into their own. With space for outdoor seating, gardening or simply relaxing in the sunshine, it offers a peaceful setting in which to unwind. A charming bungalow combining flexible accommodation, open views & a sought-after location, all with the added advantage of no onward chain.

