



Asking Price **£325,000**

Dorset Avenue, Wigston, LE18 4WB

- Spacious Semi Detached Home
- Lounge
- Conservatory
- Shower Room
- Freehold
- Four Bedrooms
- Sun Room
- Kitchen diner
- Car Port and Garage
- EPC Rating C Council Tax Band D



Barkers are delighted to offer for sale this spacious and **EXTENDED FOUR BEDROOM** semi detached family home in need of modernisation, situated on a sought after road in **WIGSTON**.

The accommodation briefly comprises entrance hall, lounge, sun room, conservatory and kitchen diner to the ground floor.

On the first floor there are four bedrooms and a shower room.

The property benefits from having a **CARPOR** and **DETACHED GARAGE** along with a good sized and well established rear garden. Gas central heating and double glazing.

Well located with a choice of primary and secondary schools close by and access to surrounding motorways, Fosse Park and the City Centre are only a short drive away.

Offered for sale with **NO UPPER CHAIN**.



LOUNGE

19'8" x 13'7" (6.00 x 4.15)

Serving hatch into dining area, two radiators, double glazed window to front aspect, double glazed window and door to rear leading into,



HALL

Double glazed front door, staircase rising to the first floor, radiator, under stairs cupboard, frosted double glazed windows to front aspect.



OTHER ASPECT



SUN ROOM

10'3" x 8'11" (3.13 x 2.74)

Radiator, tiled floor, double glazed sliding door into,



DINING AREA

12'6" x 9'11" max (3.83 x 3.04 max)

Serving hatch into lounge, built in cupboards, corner radiator, tiled floor, double glazed window to and door to side aspect.



CONSERVATORY

11'0" x 10'6" (3.36 x 3.21)

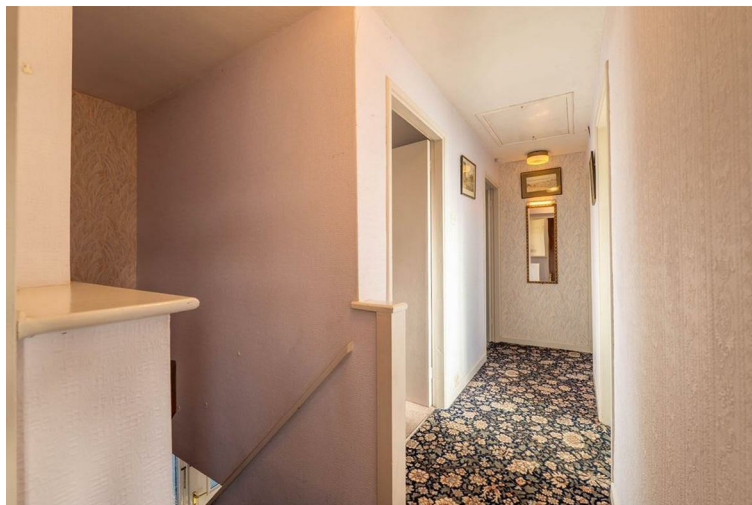
Power, tiled flooring, double glazed windows to side and rear aspects, pair of double glazed doors to side aspect leading into garden.



OPEN PLAN KITCHEN AREA

11'3" x 8'10" (3.43 x 2.70)

Fitted units with worktops, sink with double drainer, plumbing for washing machine and dishwasher, space for fridge freezer, Range gas cooker, tiled walls and floor, double glazed window to rear aspect.



LANDING
Access to Loft



BEDROOM TWO
12'3" x 9'9" (3.75 x 2.98)
Radiator, double glazed window to front aspect.



BEDROOM ONE
19'5" x 11'2" (5.93 x 3.42)
Two radiators, double window to front and rear aspects.



BEDROOM THREE
12'3" x 9'1" (3.75 x 2.78)
Built in cupboard housing 'Worcester' boiler, radiator, double glazed window to rear aspect



BEDROOM FOUR

9'8" x 6'10" (2.97 x 2.09)

Built in cupboard, radiator, double glazed window to front aspect.



OUTSIDE

Lovely established good sized rear garden mainly laid to lawn with paved seating area, pond, flower borders and mature scrubs and trees, water tap.



SHOWER ROOM

9'9" x 5'6" (2.98 x 1.68)

Corner shower cubicle with mains shower, low level W/C, Vanity sink unit, heated towel rail, tiled walls, frosted double glazed window to rear aspect.



CAR PORT

19'7" x 11'4" (5.99 x 3.47)

Covered area, power, door and double doors to front aspect, gate to rear aspect.

OUTSIDE W/C

Low level W/C, tiled floor and walls.



GARAGE
31'5" x 8'9" (9.58 x 2.69)

A detached garage with electric shutter door, alarmed, power, window to rear and side aspects and door to side aspect into garden.



GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



AML DISCLAIMER

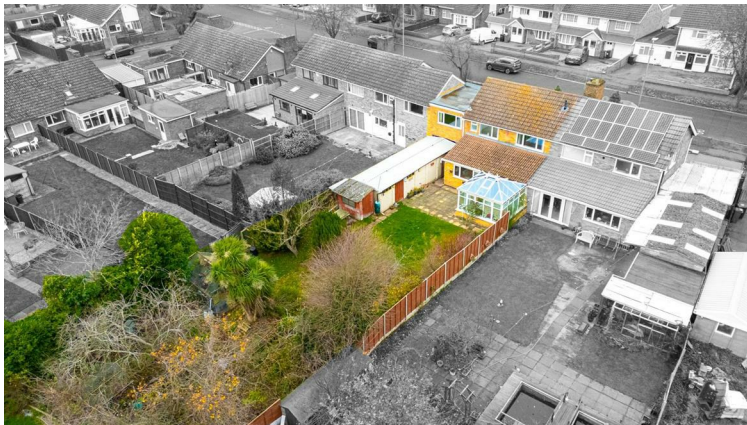
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

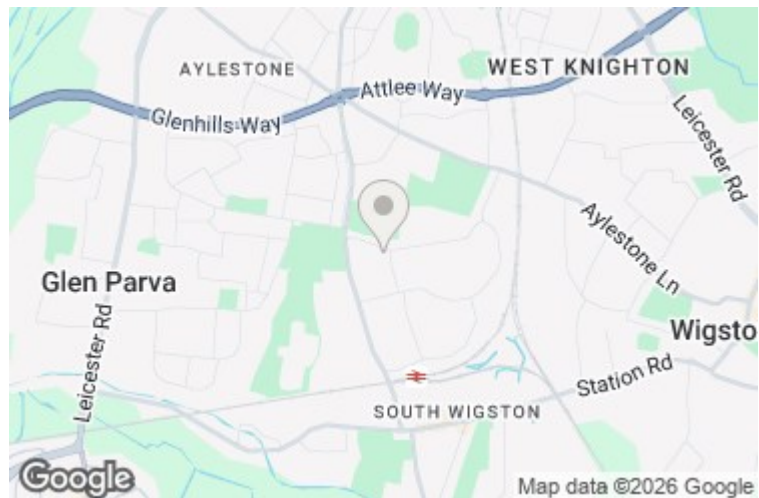
This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		72	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

