



Baysdale, Wigston **Freehold** £260,000

**Pattison
Lane**

Key Features

2 1 D B

- Two Bedroom Bungalow
- Garage & Driveway
- Manicured Front & Rear Gardens
- Conservatory
- Spacious Lounge

This well-proportioned two-bedroom bungalow offers spacious and versatile single-storey accommodation, complemented by a garage, off-road parking and a conservatory.

The property is approached via a porch leading into a central hallway, providing access to all principal rooms. The generously sized lounge provides a comfortable reception space, while the separate kitchen offers excellent practical accommodation and benefits from an adjoining utility room.

There are two well-proportioned bedrooms, with the larger bedroom providing generous floor space. The accommodation is completed by a shower room.



To the rear, the conservatory provides an additional reception space and a pleasant connection to the outside. The property also benefits from a garage and off-road parking, providing secure parking and valuable additional storage.

Overall, this well-designed bungalow offers comfortable single-storey living with two bedrooms, a spacious lounge, separate kitchen, conservatory, utility room and garage, making it an appealing home for a variety of buyers.

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LOUNGE 11'4 x 15'5 (3.45m x 4.69m)

CONSERVATORY 7' x 16'1 (2.13m x 4.90m)

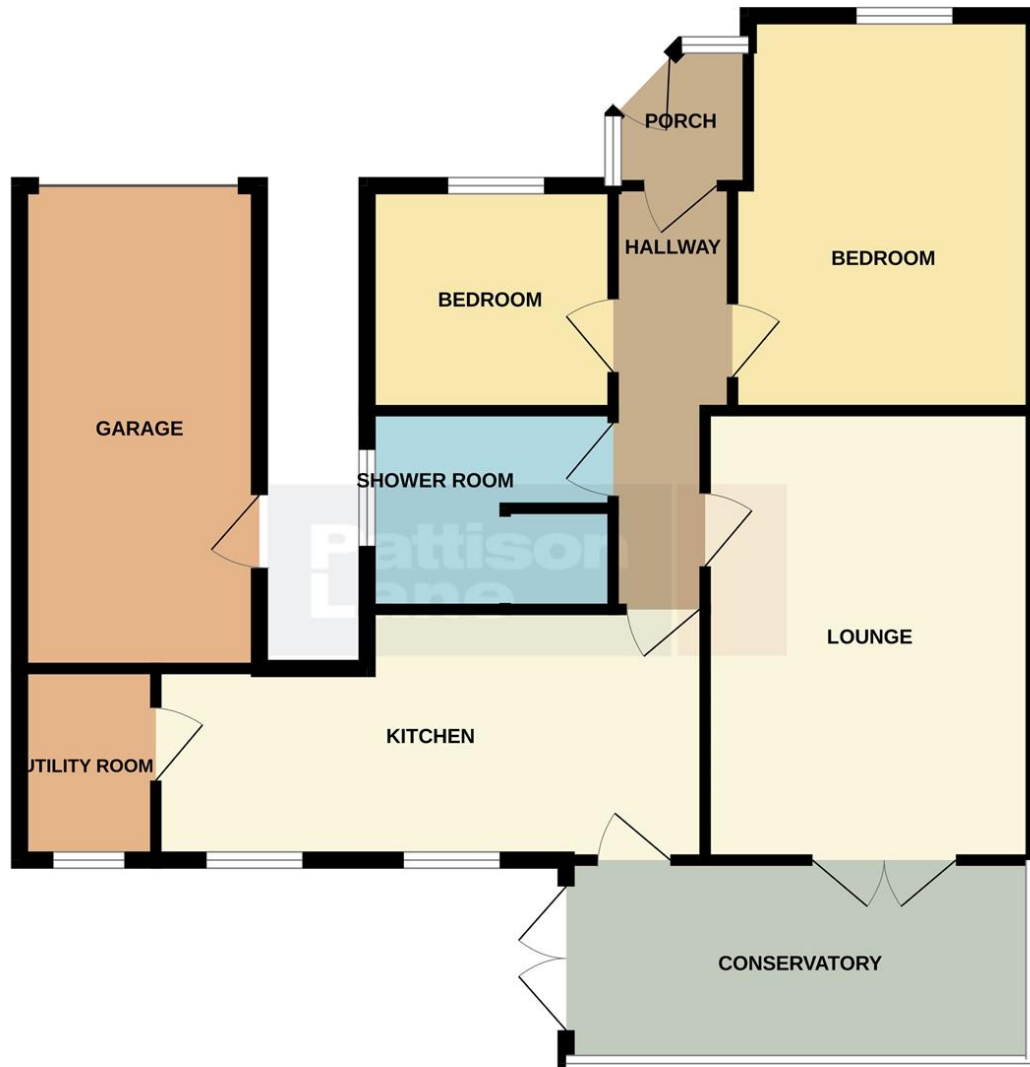
KITCHEN 8'7 narrowing to 6'7 x 18'10 (2.61m narrowing to 2m x 5.74m)

UTILITY ROOM

BEDROOM ONE 13'6 max x 10'4 max (4.11m x 3.14m)



GROUND FLOOR



BEDROOM TWO 6'7 plus wardrobe x 7'9 (2m x 2.36m)

SHOWER ROOM

OUTSIDE

FRONT GARDEN

GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers 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.

To view this property call Pattison Lane on:
01536 430527

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