13 Leicester Road, Wigston LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

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)

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

30 Dorset Avenue, Wigston, LE18 4WB

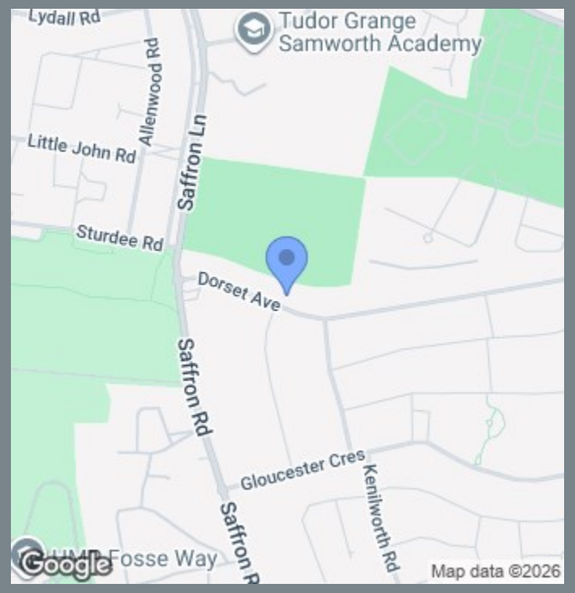
Offers In Excess Of £230,000

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 - D, 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.