



Dorset Avenue

Wigston Leicester LE18 4WB

Offers in Excess of £240,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

An opportunity to purchase this impressive two bedroom semi detached bungalow situated on a corner plot position in the popular Fairfield estate of South Wigston. The property includes a light and airy lounge, fitted kitchen, a double glazed conservatory, two bedrooms and three-piece shower room. Outside benefits from front, side and rear gardens, off road parking and garaging to the rear. Viewing is highly recommended to appreciate the accommodation and position on offer.

The property is perfectly situated for everyday amenities along Blaby Road within South Wigston with local Co-op, Tesco Supermarket and Lidl. There is also popular local schooling including South Wigston College, Fairfield Community Primary School, Parklands Primary School and South Wigston High School. Within walking distance of South Wigston Train Station and regular bus routes running to and from Leicester City Centre.



- Gas Central Heating, Double Glazing
- Entrance Hall, Lounge, Fitted Kitchen
- Double Glazed Conservatory
- Two Bedrooms & Three-Piece Shower Room
- Well Maintained Front, Side and Rear Gardens
- Off Road Parking, Garage to Rear

Entrance Hall

With ceramic tiled floor, loft access, built-in cupboard, radiator.

Lounge 14' x 11'11"

This light and airy lounge has uPVC double glazed bow window to the front elevation, uPVC double glazed window to the side elevation, wood effect laminate floor, TV point, two radiators.

Fitted Kitchen 9'8" x 8'8"

With two uPVC double glazed windows to the side elevation, kitchen comprises: stainless steel sink and drainer unit with mixer tap, a range of wall and base units with worksurfaces over, integrated appliances comprising: inset four ring gas hob and oven, fridge and freezer, space and plumbing for washing machine, door leading to:

Double Glazed Conservatory 22'10" x 10'4" narrowing to 7'2"

With views over the rear garden, this spacious double glazed conservatory has double glazed doors to rear garden, ceramic tiled floor.

Bedroom One 12' 10'2"

With uPVC double glazed window to the front elevation, wood effect laminate floor, built-in wardrobes with sliding mirrored doors, TV point, radiator.

Bedroom Two 12' x 9'

With uPVC double glazed French doors leading to conservatory, wood effect laminate floor, radiator.

Shower Room 7'5" X 5'10"

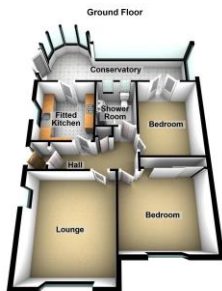
With uPVC double glazed window to the rear elevation, comprising: shower cubicle with showerhead over, low level WC, wash hand basin, tiled walls, ceramic tiled floor, feature chrome radiator.

Front Garden

A welcoming front garden with gate, pathway to front door, side lawn area.

Rear Garden

With lawn area, patio area, car standing, fencing to perimeter, access to garage with up and over door to the front elevation.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



Energy Efficiency Rating	
Current Rating – D 63	Potential Rating – B 88

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.