



Dorset Avenue

Wigston, LE18 4WE

Offers Over £240,000



Located in a very popular and sought after Fairfield residential area of Wigston, is this well presented bungalow that is close to local shops, schools and amenities and is served by good public transport links to the City and surrounding areas.

This lovely bungalow has been well maintained and comprises of an inner porch, a hallway, a spacious living room, a fitted kitchen, two double bedrooms and three piece bathroom suite and storage cupboard.

Externally the rear garden has a lawn with some mature plants and shrubs, a patio seating area, shed and detached garage. The front walled garden has a lawn with edged border and driveway which provides ample off road parking for the home and access to the rear garden.

The bungalow benefits from having no upward chain, gas central heating, double glazing and in our opinion internal viewing is highly recommended, to appreciate the space and scope this bungalow has to offer.

To find out more about this well presented bungalow, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.



Entrance Hall 12'0" x 3'7" (3.683 x 1.115)
Wooden entrance door, Radiator. and storage.

Lounge 13'10" x 12'0" (4.217 x 3.671)
UPVC window to front, Stone surround fireplace.

Kitchen 9'7" x 8'7" (2.942 x 2.638)
UPVC double glazed window to side, Fitted base and eye level units, one and a half bowl sink unit, 4 ring gas hob. Door to rear lean to with a brick storage housing boiler.

Bedroom One 11'11" x 10'2" (3.657 x 3.112)
UPVC double glazed window to front, built in wardrobes.

Bedroom Two 11'11" x 8'11" (3.652 x 2.741)
UPVC double glazed window to rear.

Bathroom 7'6" x 5'10" (2.297 x 1.795)
White bathroom suite, bath, basin and WC, airing cupboard.

Garage
Single garage.

Outside
To the front of the property a driveway leading to a single garage and a well established garden. To the rear of the property a well maintained garden with grassed area, well established shrubs, shed, and part fenced boundaries.

Additional property information
Tenure Type; Freehold
EPC rating D
Council Tax Banding; B

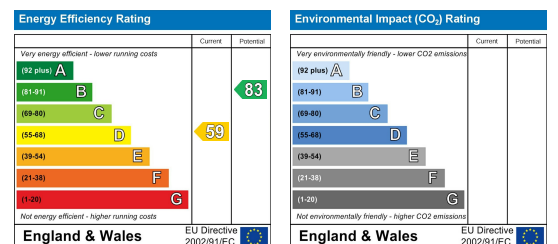
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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