



**FOR SALE**

**£270,000**

**2 Bed Semi-Detached Bungalow in Dulverton Close, Wigston, LE18 2QY**



## PROPERTY FEATURES

- Fully Refurbished Bungalow
- Highly Sought-After Location
- Re-Fitted Modern Kitchen & Dining Area
- Open Plan Living Room
- Two Double Bedrooms
- Re-Fitted Modern Shower Room
- Generous Front & Rear Gardens
- Garage & Off-Road Parking
- Walking Distance to Amenities & Transport Links

## FULL DESCRIPTION

### SUMMARY

This beautifully presented, fully refurbished, two-bedroom semi-detached bungalow is neatly tucked away in a cul-de-sac location on the highly sought after Little Hill estate, being ideally placed for an abundance of local amenities and transport links close by. This lovely property benefits from a good-sized plot, two double bedrooms and modern fixtures/fittings throughout. The accommodation briefly comprises: Entrance Hall, lounge, dining area, kitchen, two bedrooms and shower room. Outside there are front and rear gardens, offering ample off-road parking and detached garage. NO CHAIN!

### ENTRANCE HALL

Accessed via a double glazed UPVC front door. Doors off to: Bedrooms and shower room with an opening through to the lounge. Laminate wooden flooring. Radiator. Loft hatch access with drop down ladder and partial boarding to loft area.

### LOUNGE

16' 0" x 10' 10" (4.88m x 3.3m) Having UPVC double glazed 'French' doors out to: Rear Garden and an opening through to the: Dining area. Electric feature fireplace with wooden surround. TV and telephone point. Wooden laminate flooring. Wall mounted vertical radiator.

### DINING AREA

UPVC double glazed 'French' doors out to: Rear Garden. Feature pendant lighting over dining table. Tiled flooring. Radiator.

### KITCHEN/DINING AREA

18' 0" x 9' 0" (5.49m x 2.74m) The recently fitted modern kitchen has a selection of fitted base and wall units with a





slimline laminate worktop over and a 1 1/2 ceramic sink with drainer. There is a freestanding electric 'range' style cooker with extractor over, fully integrated under counter fridge, integrated under counter freezer and a fully integrated washing machine. The kitchen area has a UPVC double glazed window to the side aspect, LED spotlights, tiled splash back and feature tiled flooring.

## **BEDROOM ONE**

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed window to front aspect. Built-in cupboard with clothes hanging rail. TV point. Radiator.



## **BEDROOM TWO**

9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed window to side aspect. Radiator.



## **SHOWER ROOM**

Having been completely re-fitted with walk-in shower with 'Rainfall' shower attachment, low level WC and wash hand basin over a fitted vanity unit. There is a UPVC double-glazed high-level window, LED spotlights, extractor, feature wall and floor tiling and a radiator.




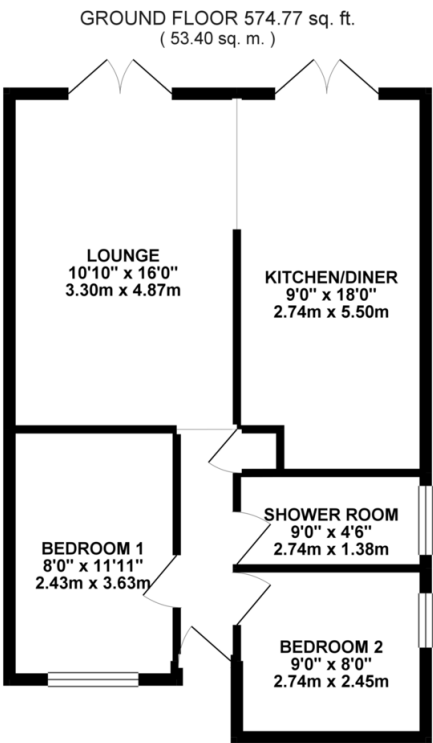
## **OUTSIDE**

The property is neatly tucked away at the end of a peaceful cul-de-sac, having a large driveway, low maintenance lawned garden and a decorative slated area to the front and a pedestrian gate through to the side and rear garden. The detached single garage has an up and over door, power, light and a pedestrian door into the side garden area. The delightful and extremely private rear garden is sun filled benefitting from a raised paved patio, step down to a decorative stone area, on to the lawn, surrounded by well-established and mature planting.





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                                       |         |           |
| (92+)   | 69      | 86        |
| 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   |         |           |
|  |         |           |
| www.EPC4U.COM   |         |           |



TOTAL FLOOR AREA: 574.77 sq. ft. / 53.40 sq. m. (approx)

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

