



**FOR SALE**

**£325,000**

**3 Bed Semi-Detached Bungalow in Dorset Avenue, Wigston, LE18 4WD**



## PROPERTY FEATURES

- Well presented three bedroom domer bungalow
- Spacious open plan lounge/diner – ideal for entertaining
- Extended kitchen with excellent family space
- Versatile additional reception / garden room
- Ground floor bedroom and modern shower room
- Two first floor bedrooms with Jack & Jill en-suite
- Generous private rear garden – not overlooked
- Ample off-road parking via block paved driveway
- Detached garage offering additional storage
- Convenient location close to amenities and bus routes



## FULL DESCRIPTION

### SUMMARY

Not quite ready for a bungalow but looking to downsize and future-proof your next move? This spacious three-bedroom domer property offers flexible living accommodation, ideal for those seeking comfort now with practicality for the future. The property has been thoughtfully extended to provide a generous lounge/diner, a well-appointed breakfast kitchen, an additional reception room and the convenience of a ground floor bedroom alongside a modern shower room. Upstairs, there are two well-proportioned double bedrooms complemented by a Jack and Jill bathroom. Externally, the home benefits from a large block-paved driveway providing ample off-road parking, a garage and a generous rear garden which is not overlooked, offering a good degree of privacy. Ideally situated for a range of local amenities, transport links and regular bus routes, this versatile home is perfectly positioned for convenient everyday living.



### ENTRANCE HALL

Accessed via a UPVC double glazed front door. Porch area with laminate wooden flooring leading through to: Entrance hall. Doors off to: Lounge/diner, kitchen, bedroom and shower room. Built-in coat cupboard. Laminate wooden flooring. Radiator.



### LOUNGE/DINER

19' 11" (6.07m) UPVC double glazed windows to front and side aspects. Stairs rising to: First floor. Gas feature fireplace. TV and telephone points. 2 x Radiators.

### KITCHEN/BREAKFAST ROOM

18' 5" x 8' 0" (5.61m x 2.44m) Having a selection of fitted base and wall units with a handy breakfast bar with a laminate worktop over and a 1 1/2 bowl stainless steel with drainer. There is a mid level double electric fan assisted oven, gas hob, extractor, an integral dishwasher, space for a fridge/freezer, space and plumbing for a washing machine and a further space for a tumble dryer. The kitchen area has a UPVC double glazed door out to: Rear garden. UPVC double glazed window to side aspect. LED spotlights. Laminate wooden flooring. Radiator.



# Phillips George



## **GARDEN ROOM/SECOND RECEPTION ROOM**

14' 0" x 7' 0" (4.27m x 2.13m) UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. Double doors through to: Bedroom. Laminate wooden flooring. Radiator.

## **BEDROOM THREE**

11' 10" x 8' 10" (3.61m x 2.69m) UPVC double glazed 'French' doors into: Garden room. 'Velux' window to ceiling. Radiator.

## **DOWNSTAIRS SHOWER ROOM**

7' 0" x 5' 11" (2.13m x 1.8m) Comprising: Corner shower enclosure, low level WC and wash hand basin within a fitted vanity unit. 'Velux' window to ceiling. Extractor. Wall and floor tiling. Heated towel rail. Airing cupboard.

## **FIRST FLOOR LANDING**

Doors off to: Bedrooms and bathroom.

## **BEDROOM ONE**

12' 0" x 11' 0" (3.66m x 3.35m) UPVC double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

## **JACK & JILL BATHROOM**

14' 0" x 4' 0" (4.27m x 1.22m) Comprising: Bath with electric shower over, low level WC and wash hand basin. LED spotlights. Extractor. Wall and floor tiling. Heated towel rail.

## **BEDROOM TWO**

11' 9" x 9' 0" (3.58m x 2.74m) UPVC double glazed window to front aspect. Built-in storage cupboard. Radiator.

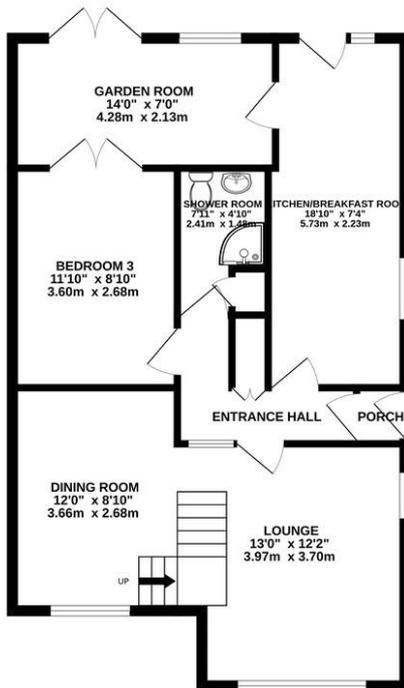
## **OUTSIDE**

The property occupies a generous sized plot with a large block paved driveway to the front and vehicular access to the side and garage. The garage has wooden double doors, power and light. A pedestrian side gate provides access into the rear garden. The rear garden is extremely private and non overlooked having multiple paved patio areas, lawn and established planting. There is also the benefit of a summer house and shed both having power.

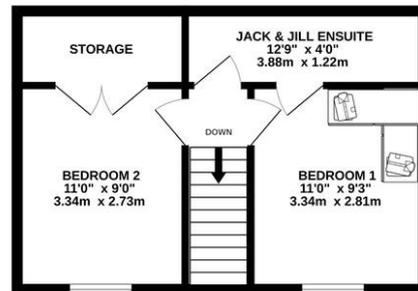




GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 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 are 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.

