



An opportunity to purchase a spacious family home on a good sized plot in need of some modernisation in a very convenient location with excellent road and rail links.  
Convenient for Schools and local amenities.

- DETACHED FAMILY HOME
- LARGE LOUNGE DINER
- KITCHEN AND UTILITY ROOM
- 3 GOOD SIZED BEDROOMS
- FAMILY SHOWER ROOM
- DRIVE AND GARAGE
- LONG REAR GARDEN
- EXCELLENT ROAD AND RAIL LINKS
- COUNCIL TAX BAND C EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## THE ACCOMMODATION

This surprisingly spacious 3 bedroom detached family home with scope to extend, subject to the usual consents, represents an excellent opportunity for an investor or a family looking for a spacious family home in a convenient location with easy access to local primary and secondary schools. Convenient for local amenities including both South Wigston and Wigston Magna town centres with the nearby Outer Ring Road providing direct access to the motorway network and Fosse Retail Park, and the local Railway Station in South Wigston allowing travel to Leicester in approx. 8 minutes and onward to London St. Pancras is approx. 1 hour.

Benefiting from uPVC double glazing and gas central heating, but in need of some upgrading and modernisation the house is entered through a uPVC front door into a spacious entrance hall with doors into the ground floor rooms and a staircase rising to the first floor.

Spacious "L" shaped lounge/dining room has a window to the front and patio doors providing views of the garden and access onto the patio. There is a spacious breakfast kitchen which has been fitted with a range of base and wall units with a built-under cooker and hob, a one and a half bowl sink and drainer and a window overlooking the garden. There is a utility room off with space and plumbing for white goods, a door into the garage and an external door into the garden.

Upstairs, the landing provides access to the first floor accommodation.

Bedrooms one and two are both spacious rooms large enough to accommodate double bedroom suites with bedroom one to the front and bedroom 2 to the rear. Bedroom 3 is a generously sized single bedroom overlooking the front which has been used as an office.

The spacious family shower room with a toilet, sink and large spa style walk-in shower enclosure completes the accommodation.

An internal viewing is strongly recommended to appreciate the potential that this property offers.

## OUTSIDE

The gardens are an important feature of the property. Standing behind a mature hedge, the frontage has been mainly block paved to provide hard standing for several vehicles and access to the single garage. A gated passage provides access to the large, private rear garden. In need of some tidying, the garden has been landscaped with a patio area directly behind the house with a large shaped lawn having mature well-stocked borders providing a high degree of privacy. There is a timber shed at the bottom of the garden and a large metal lock up which can be used as a storage facility or workshop.

## THE AREA

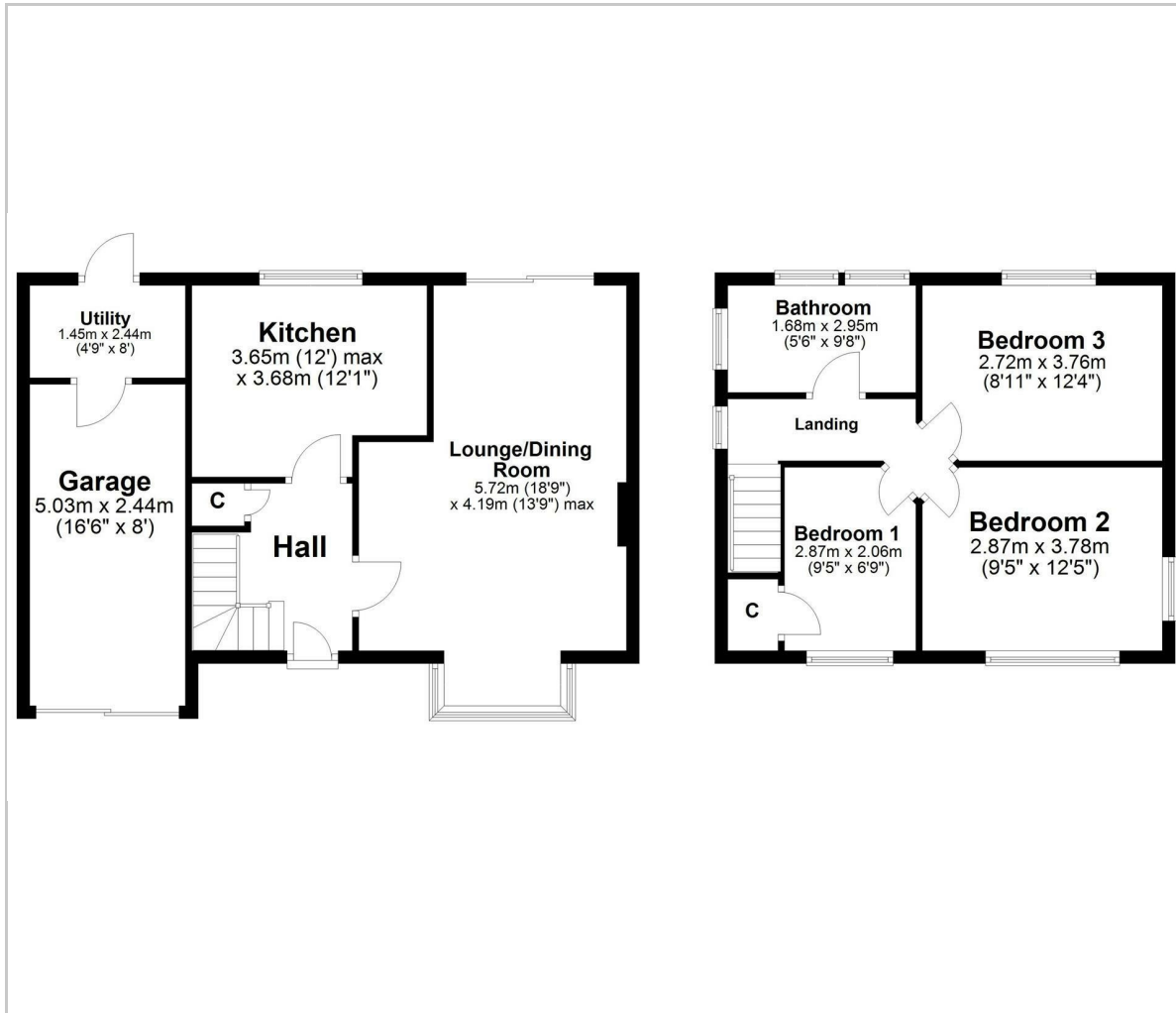
Located on the popular Fairfield Estate, Dorset Avenue is a popular tree-lined street with a pleasant mix of properties set behind grass verges giving a spacious, open feel and having easy access to the town centres of both South Wigston and the neighbouring town of Wigston Magna, and being convenient for local schooling and leisure facilities.

Forming part of The Borough of Oadby & Wigston, South Wigston lies west of Wigston Magna and south of Leicester City Centre. The southern part of the town is made up mainly of Victorian terraced homes standing at both sides of the main thoroughfare. Granted conservation area Status in 1989, Blaby Road has an impressive array of shops with The South Leicestershire College and stores such as Lidl, Tesco and Wickes recently relocating to the town. The northern part of the town is dominated by The Fairfield Estate which was built in the early 1960's and benefits from open spaces, a primary school and its own parade of shops and a public house.

South Wigston also has its own railway station allowing travel to Leicester in approx. 8 minutes and onward to London St. Pancras in a little over 1 hour and remains very popular today with local buyers and those moving in from further afield due in part to the pleasant mix of housing, its proximity to Leicester city centre, Fosse Retail Park and its excellent transport links with its own railway station and the easy access to the motorway networks.



## Floor Plan



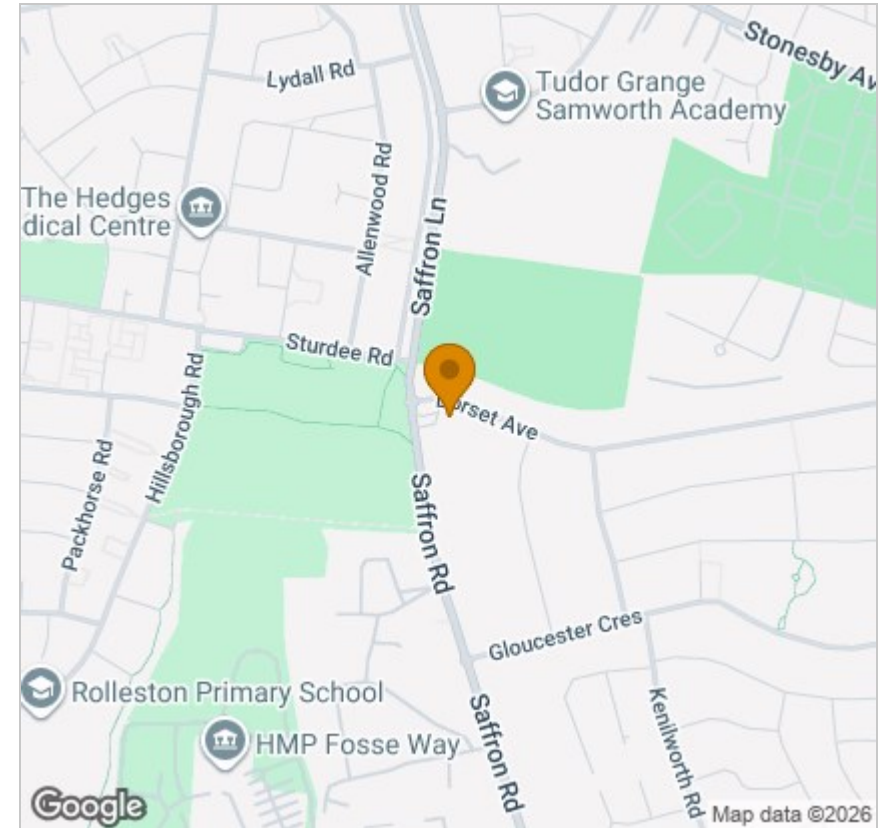
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 