



Guide Price £775,000

Dovedale Road, Leicester, LE2 2DN

- Beautifully Presented Detached Home
- Two Reception Rooms
- Downstairs Cloakroom / Utility Room
- Dressing Room / Study
- EPC Rating D Council Tax Band E
- Three Bedrooms
- Dining Kitchen
- Two Shower Rooms
- Freehold
- Detached Garage, Well maintained Rear Garden.



This exceptional home offers flexible accommodation in one of Leicester's most desirable locations, perfect for modern family living.

The property briefly comprises an entrance hall, dining room, lounge, kitchen diner and utility room with cloakroom to the ground floor, upstairs there are three double bedrooms, a dressing room/study and two shower rooms.

The house has a beautifully maintained rear garden with a detached garage and drive.

Situated in a sought after residential location of Stoneygate the home affords easy access to the independent shops and restaurants on Allandale Road and Francis Street. Transport links are accessible with the motor way links and Leicester Station being close at hand with trains to London.



DINING ROOM

14'6" max x 11'3" (4.43 max x 3.44)

Built in cupboard, picture rail, 'amtico' flooring, radiator, double glazed windows with shutters to front and side aspects.



ENTRANCE HALL

Front door with leaded window, built in cupboard, 'amtico' flooring, window to front aspect, radiator, staircase rising to first floor.



LOUNGE

16'11" x 13'0" max (5.17 x 3.97 max)

Feature gas wood burning stove, picture rail, 'amtico' flooring, radiator, double glazed window with shutters to front aspect, double glazed windows and door to rear aspect.



OTHER ASPECT



DINING AREA

9'10" x 9'11" (3.01 x 3.03)

Fitted shelves units with cupboards below, 'amtico' flooring, radiator, Pair of double glazed doors to rear aspect opening out onto the patio.

UTILITY ROOM/ WC

Low level W/C, built in cupboard housing 'Worcester' boiler, plumbing for washing machine, double glazed window to side aspect.



KITCHEN DINER

13'10" x 8'5" (4.22 x 2.57)

Fitted units with quartz worktops and matching splash backs, undermount sink with drainer, hot tap, 'Siemens' American Fridge Freezer, 'Siemens' electric induction hob with extractor, integrated 'AEG' Microwave and Oven, and 'Siemens' Plate warmer, spotlights, plumbing for dishwasher, 'amtico' flooring, double glazed windows to side and rear aspects and double glazed door to front aspect.



LANDING

Built in storage cupboard, access to loft, radiator, double glazed window to side aspect.



BEDROOM ONE

14'6" x 13'2" (4.42 x 4.03)

Fireplace, fitted wardrobe, picture rail, vertical radiator, double glazed windows with shutters to front and side aspects.



BEDROOM TWO

12'11" x 9'11" (3.96 x 3.03)

Fitted wardrobe, picture rail, radiator, double glazed window to rear aspect.



MAIN SHOWER ROOM

9'8" x 5'9" (2.97 x 1.77)

Walk in shower with mains shower, 'Duravit' low level W/C, and wall hung vanity unit, part tiled walls, heated towel rail, spot lights, frosted double glazed window to side aspect.



OTHER ASPECT



BEDROOM THREE

9'10" x 9'1" (3.02 x 2.79)

Fitted Cupboard, double glazed window to rear aspect.

STUDY/DRESSING ROOM

4'11" x 0'9" (1.50 x 0.24)

Radiator, double glazed window to front aspect.



SHOWER ROOM

9'4" x 6'8" (2.86 x 2.05)

Walk in shower with mains shower, heated towel rail, vanity unit, part tiled walls, frosted double glazed window to front aspect.



OUTSIDE

A beautiful maintained and well established mature rear garden with a whole host of plants shrubs and trees, which has been meticulously looked after comprising a seating area, raised lawned area, water tap, power, and water feature.

To the front of the property you have a driveway and detached garage, lawned area with various shrubs and bushes.

DETACHED GARAGE

16'1" x 8'3" (4.91 x 2.53)

Up and over door, two small windows to side aspect and door to side elevation.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

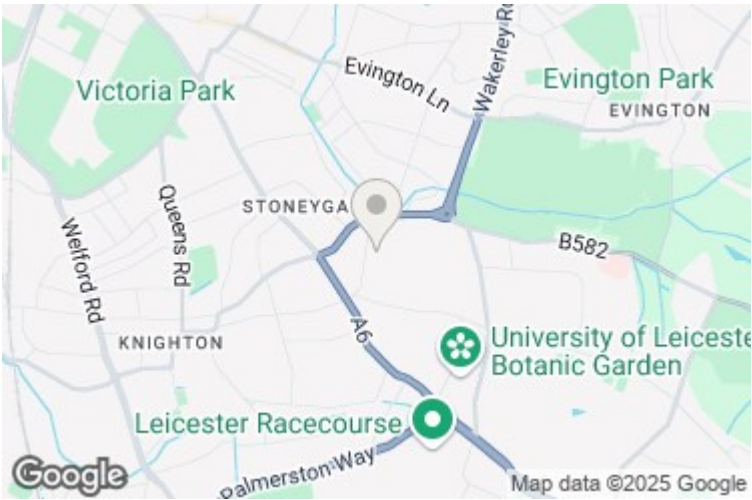
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

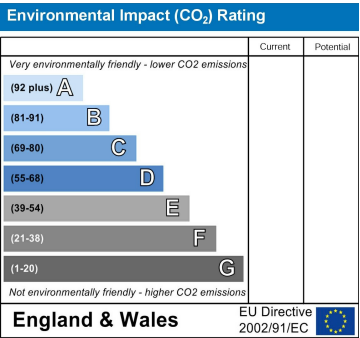
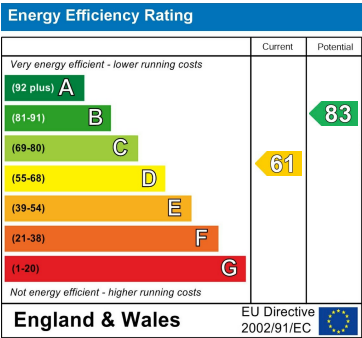
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Total Area: 150.7 m² ... 1729 ft²
All measurements and dimensions are approximate and may not be exact to scale.
This diagram is for reference only and should not be used as a basis for any legal proceedings.
The number, agents and agents of agents are subject to change without notice.



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THINKING OF SELLING?

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- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

