



25 DORCHESTER ROAD
WESTERN PARK, LEICESTER

JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



25 Dorchester Road

Western Park
Leicester
LE3 0UF

A traditional four bedroom semi-detached home located on a generous corner plot, in the heart of Western Park, within easy walking distance of Dovelands Primary School.

Porch | entrance hall | sitting room | dining room | dining kitchen | utility room | four bedrooms | bathroom | paved frontage | two garages | lawned rear gardens | no upward chain | EPC - E

LOCATION

Dorchester Road lies in the popular suburb of Western Park, within walking distance of the highly regarded Dovelands Primary School and Western Park itself. Local day-to-day shopping can be found along the nearby Hinckley Road, Braunstone Gate and Narborough Road and excellent access to the M1/M69 motorway networks and associated Fosse Retail Park.

ACCOMMODATION

The property is entered via a uPVC double glazed front door and brick and glazed porch with a uPVC double glazed inner door leading into the entrance hall housing the stairs to the first floor. The sitting room has a uPVC double glazed bay window to the front and ceiling coving. The dining room has a brick Inglenook into the chimneybreast with slate hearth and wooden surround (ideal for a log burner) ceiling coving and uPVC double glazed bay window and door to the rear garden. The dining kitchen has a good range of eye and base level units and drawers, further glazed display cabinets, tiled splashbacks, roll edge preparation surfaces, a large stainless steel sink and drainer unit with mixer tap over, an integrated stainless steel double oven, an island unit with drawers and cupboards houses an inset stainless steel five-ring hob with extractor unit above, Worcester wall

mounted boiler, ceiling spotlights, exposed brickwork, ample dining space, tiled flooring, a window to the rear and patio door leading onto the garden. A utility room provides plumbing for an automatic washing machine, space for fridge-freezer, access to the garage, external door to the rear and access to a cloakroom with a low flush WC.

To the first floor is a large landing. The master bedroom has a dual aspect via two uPVC double glazed windows to the front and rear elevations. and built-in over-bed wardrobes and cupboards. Bedroom two has a uPVC double glazed bay window to the front elevation, built-in wardrobes. Bedroom three has a uPVC double glazed window to the rear and built-in mirrored-front wardrobes along one wall. Bedroom four has a uPVC double glazed window to the front elevation. The family bathroom has a uPVC double glazed window to the rear elevation, a vaulted ceiling and a four piece suite comprising a corner bath with shower over, pedestal wash hand basin, an enclosed WC and bidet, shaver point, built-in airing cupboard, part tiled walls and stripped floorboards.

OUTSIDE

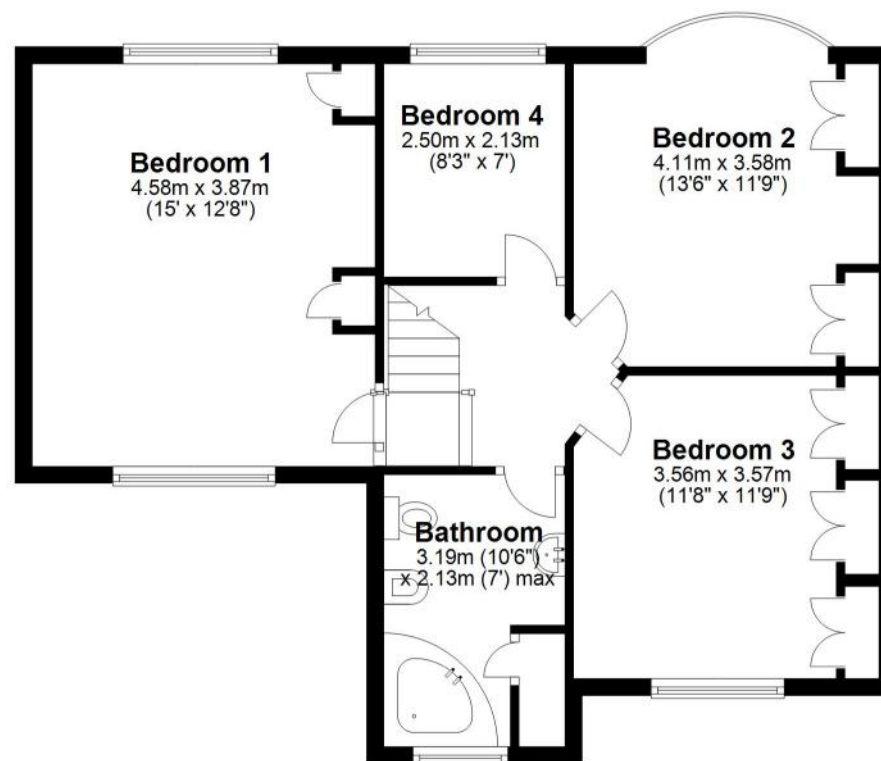
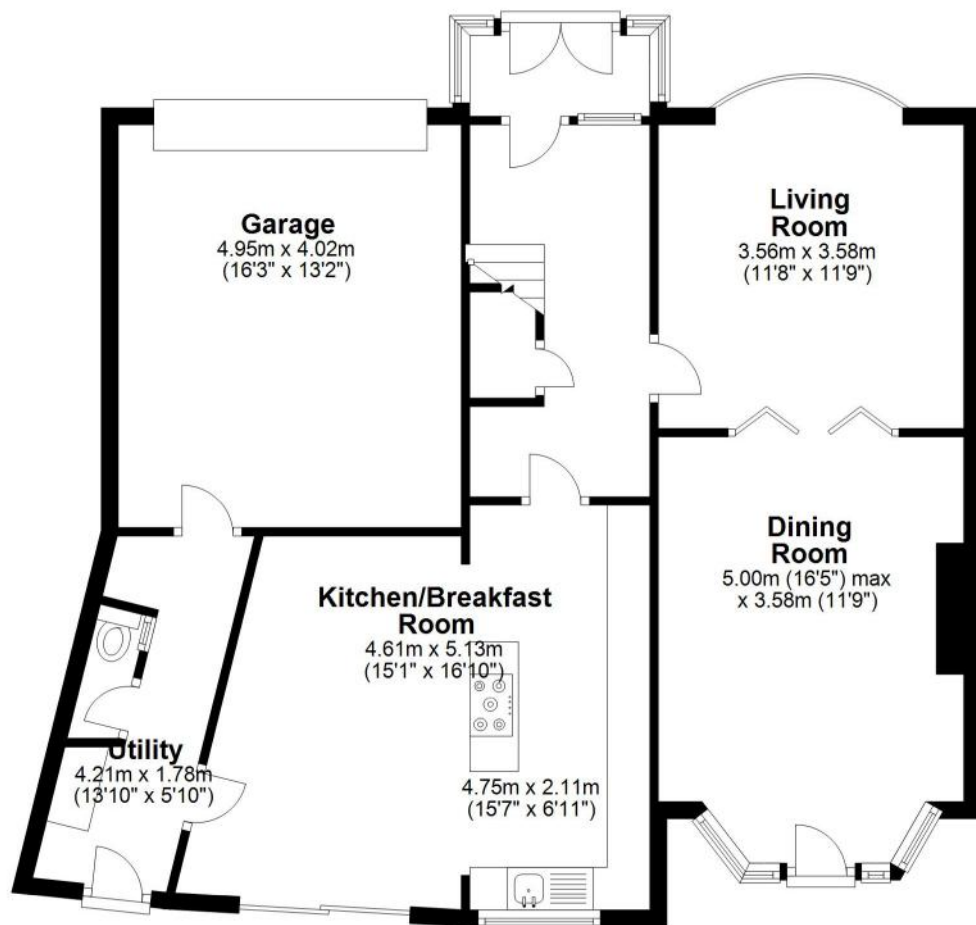
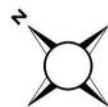
To the front of the property are steps to a walled, block paved frontage leading to the porch and a block paved side driveway providing car standing and giving access to a single garage with up and over door. To the rear of the property are mature gardens, mainly laid to lawn with a paved patio entertaining area, mature flowerbeds, fenced and hedged boundaries. To the rear of the garden, accessed off Ainsdale Road is a further brick built single garage.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 King Richards Road in a westerly direction, passing over the traffic light complex with Wyngate Drive, and right onto Dorchester Road where the property can be located on the left hand side, as indicated by the Agents For Sale sign.







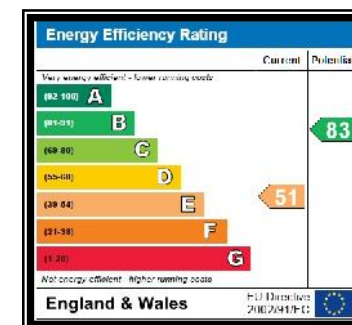
25 Dorchester Road, Western Park, Leicester LE3

Total Approximate Gross Internal Floor Area = 1669 SQ FT / 155 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SALES LETTINGS SURVEYS MORTGAGES

Ravensworth 01670 713330