



19 Dalby Drive, Leicester, LE6 0DF

£325,000

A well presented and spacious 3 bedroom detached bungalow situated in an extremely popular residential cul-de-sac location within this sought after village. The property benefits from full gas central heating, UPVC double glazing, PVC fascia's, modern fitted kitchen and bathroom. The tastefully decorated accommodation with good quality floor coverings comprises porch, entrance hall, 16' L-shaped lounge-diner, 16' fitted kitchen with appliances, 3 good sized bedrooms, bathroom with contemporary white suite. Garden to front and rear, driveway to garage. Viewing highly recommended.

## **Porch**

### **Hall**

Spacious hall with fitted carpet and radiator., cloaks cupboard, airing cupboard housing the cylinder.

### **Lounge 16'6 x 16'6 max (5.03m x 5.03m max)**

L-shaped lounge, with UPVC double glazed windows facing front of the property, two radiators, gas fire set in limestone fireplace, coving to ceiling, fitted carpet.

### **Kitchen/Diner 16'6 x 6'11 (5.03m x 2.11m)**

UPVC French doors leading out to the garden. UPVC double glazed window looking out onto rear garden, tiled floor, fitted with a range of base, drawer and eye level units, work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, built-in electric oven, ceramic hob with extractor hood, integrated fridge/freezer, radiator. ,provision for washing machine and boiler cupboard housing Worcester boiler.

### **Bedroom One 12' x 11'6 (3.66m x 3.51m )**

UPVC double glazed window facing the front of the property, built-in wardrobes, radiator, fitted carpet.

### **Bedroom Two 11' x 10' (3.35m x 3.05m)**

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

### **Bedroom Three 11' x 8'2 (3.35m x 2.49m )**

UPVC double glazed window to side, fitted carpet, radiator, coving to ceiling.

### **Bathroom 8'4 x 5'6 (2.54m x 1.68m )**

UPVC double glazed opaque window, underfloor heating, chrome heated towel rail, fully tiled walls, spotlights to ceiling, shaped shower bath with mains shower over & glass scree, vanity wash hand basin, wc.

## **Outside**

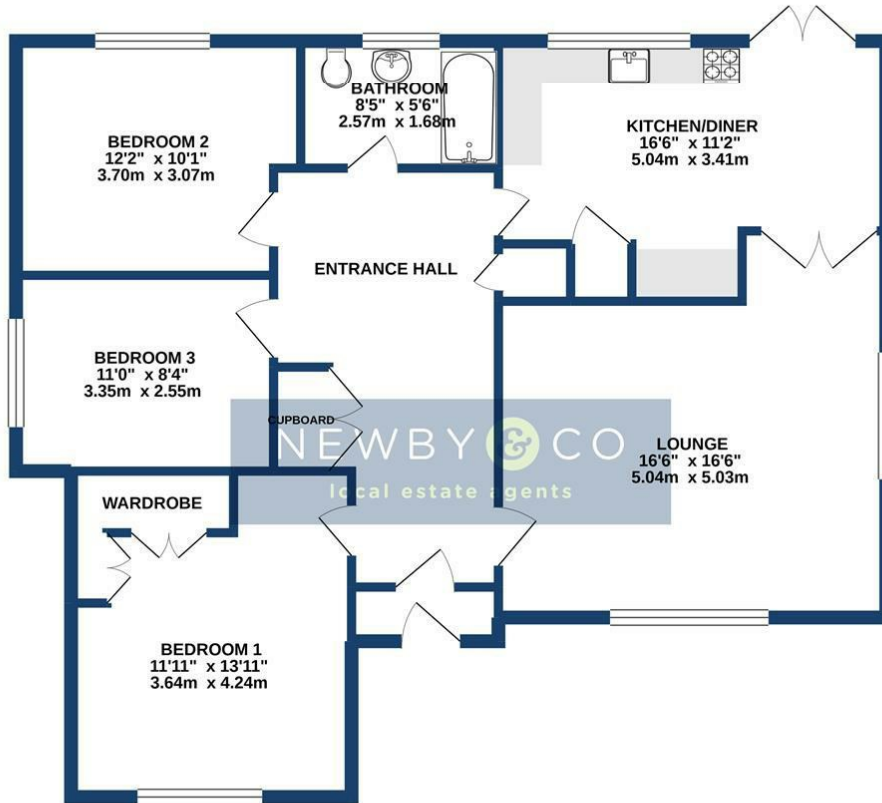
The front of the property has gravelled area and shrubs, driveway providing parking for 2 cars leading to single garage.

The rear garden approx 20' X 50' with paved patio, lawn and borders, external water tap, fully fenced boundaries.



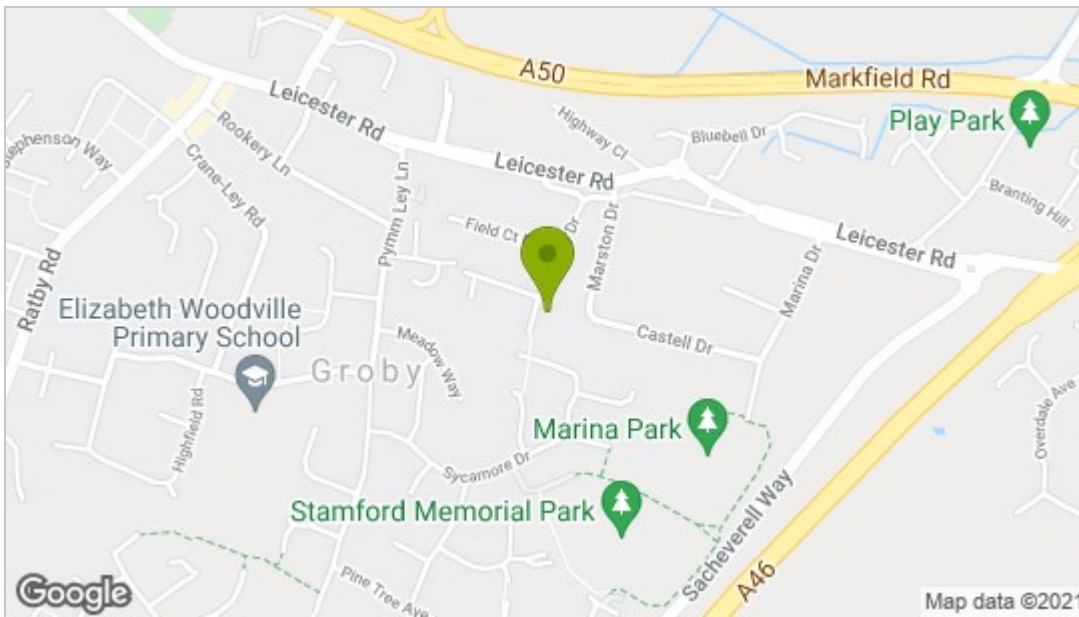
# Floor Plan

## GROUND FLOOR

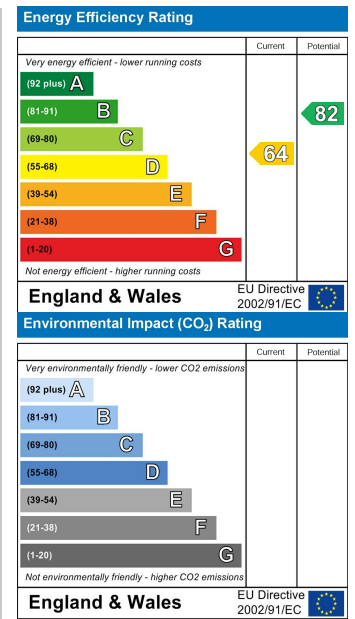


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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