

FREEHOLD



House - Semi-Detached (EPC Rating: E)

Dovedale Road, Thurmaston, Leicester, LE4
8NB.

Offers Over

£270,000

 **SETHS**

 3  1  2  E

3 Bedroom House - Semi-Detached located in Leicester

*** 3 BEDROOM SEMI DETACHED HOME - GARAGE - CARPORT - THURMASTON ***

This well-maintained 3-bedroom semi-detached property on Dovedale Road, Thurmaston, is a fantastic opportunity for prospective homeowners. The property features a driveway for two vehicles, a carport, and a garage, along with a large garden offering potential for extension, subject to planning permission.

Upon entering, the entrance hall provides access to a spacious kitchen and a generously sized lounge. The lounge flows seamlessly into an open-plan dining room, which grants access to the garden and connects back to the kitchen. The kitchen also leads to a carport, accessible from the outside via a metal up-and-over door, offering additional parking and access to a detached garage at the rear and the garden.

On the first floor, you'll find two bedrooms with built-in storage, an additional bedroom, and a bathroom. The property is nicely finished with gas central heating and double glazing throughout, making it ready for its next owner. Viewing is highly recommended.

ENTRANCE HALL

Laminate flooring, providing access to the lounge and kitchen, stairs leading to the first-floor, storage cupboard to include gas, electric meter and consumer unit, radiator.

LOUNGE

14'5" x 12'8"
Carpeted flooring, gas fireplace, radiator, double-glazed window facing the front aspect, open access to the dining room.

DINING ROOM

8'5" x 6'2"
Laminate flooring, radiator, double glazed, uPVC doors providing access to the garden, and open access to the kitchen.

KITCHEN

10'3" x 8'7"
Laminate flooring, base and eye level units, space for a fridge, partially tiled walls, plumbing and space for a washing machine, gas supply and space for a four ring gas cooker with oven, space for a dryer, gas powered boiler, sink, double glazed window facing the rear aspect, access back to the entrance hall and also carport.

FIRST FLOOR

LANDING

Double-glazed window facing the side aspect, carpeted flooring, providing access to all rooms on the first floor and access to the loft which has a fitted loft ladder, storage cupboard

BEDROOM 1

12'10" x 12'8"
Carpeted flooring, inbuilt cupboard, radiator, double-glazed window facing the front aspect.

BEDROOM 2

12'10" x 10'7"
Carpeted flooring, inbuilt storage cupboard, radiator, double glazed window facing the rear aspect.

BEDROOM 3

7'4" x 6'3"
Carpeted flooring, double-glazed window facing the front aspect.

BATHROOM

Tiled flooring, standing radiator, partially tiled walls, double glazed windows facing the rear and side aspect, spotlighting, polyvinyl bathtub, with electric shower function.

CARPORT

Accessed at the driveway via wooden double doors and allowing access to the kitchen, detached garage to the rear of the property and garden.

GARAGE

OUTSIDE

To the front, the block paved drive allows parking for two vehicles and additional parking in the carport, the driveway is secluded by a combination of wooden fencing and a brick-built border, To the rear features a slabbed patio area along with a grass lawn, secluded by wooden fencing along the perimeter.

FREEHOLD



COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

Council Tax Band: B

Council Tax Rate: £1789.95

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre





GROUND FLOOR

1ST FLOOR

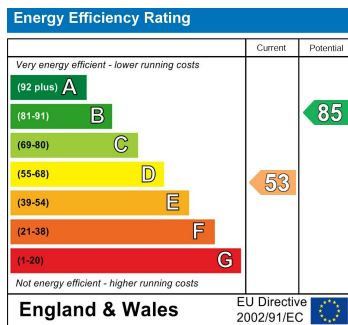


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

B

Energy Performance Graph



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