



Guide Price £550,000

Dovedale Road, Stoneygate, Leicester, LE2 2DJ

- Recently Built Detached Property
- Lounge
- Four Double Bedrooms
- Ample Off Road Parking
- Freehold
- Three Storeys
- Large Living / Kitchen
- Three Bathrooms
- GCH, DG & EPC B
- No Upward Chain



A rare opportunity to purchase a STUNNING THREE STOREY DETACHED property built by the current owners in 2019 located in the highly regarded tree-lined city suburb of Stoneygate, being well served for renowned local schooling, Leicester University, the City Centre, train station and everyday amenities can be found nearby on the fashionable Allandale Road / Francis Street shopping parade. The accommodation is finished to a HIGH STANDARD throughout and comprises of entrance hall, cloakroom, sitting room, large living / kitchen, FOUR DOUBLE BEDROOMS (one en-suite) and TWO ADDITIONAL FAMILY BATHROOMS. With a low maintenance landscaped rear garden and ample front off road parking. EARLY VIEWING ADVISED. EPC RATING B. NO UPWARD CHAIN.

OUTSIDE

Block paved drive way providing ample parking for two / three cars. Side access leading to rear garden:



CLOAKROOM

5'10" x 2'3" (1.78 x 0.70)

Corner wash hand basin with tiled splash back and low level w/c. Underfloor heating:



ENTRANCE HALL

Accessed via an oak framed storm porch, composite front door, oak flooring, stairs to first floor and underfloor heating:



RECEPTION ROOM

18'10" (into bay window) x 10'6" (5.75 (into bay window) x 3.22)

Contemporary feature gas fire place, under floor heating. Double glazed bay and opaque side window:



LIVING / KITCHEN

16'4" x 34'9" (5.00 x 10.61)

Underfloor heating throughout, a fantastic selection of high gloss grey units with soft closers, quartz work surfaces and centre island. One and a quarter sink and drainer. Integrated dishwasher, space is provided for an American Fridge/Freezer, under island drinks fridge, space for range style cooker, fitted extractor fan and patterned flooring tiles:

Living area which has oak flooring, feature roof lantern, double glazed window to side aspect and bi-fold doors leading to garden area. Ample space is provided for an L-Shaped sofa and dining room table:

ASPECT THREE



UTILITY

5'1" x 7'7" (1.56 x 2.33)

High gloss grey units with quartz worktops over. Plumbing provided with washing machine and tumble dryer. Fitted 'Worcester' boiler, oak Flooring and UPVC door leading to side of property:

FIRST FLOOR LANDING

Porthole double glazed window. Stairs to second floor and fitted storage housing water cylinder:



ASPECT TWO



BEDROOM ONE

16'5" x 14'0" (5.01 x 4.27)

Radiator and Juliet balcony overlooking rear gardens:



FAMILY BATHROOM

10'6" x 7'0" (3.22 x 2.14)

Jack & Jill access from bedroom one or landing. Free standing bath, low level w/c, double shower cubicle, wash hand basin with storage below and low level w/c, chrome panelled radiator and double glazed window to side elevation:



DRESSING ROOM

10'6" x 6'6" (3.22 x 1.99)

Fitted shelving and chrome heated towel rail:



BEDROOM TWO

18'2" (into bay) x 10'7" (5.54 (into bay) x 3.23)

Radiator and double glazed window to front elevation:



EN-SUITE
5'5" x 6'1" (1.67 x 1.86)

Porthole window, extractor fan, single shower cubicle with mixer shower, low level w/c and wash hand basin, heated towel rail and tiled flooring:



BEDROOM THREE
16'4" x 14'0" (5.00 x 4.27)

Radiator, porthole window and double glazed window to front elevation:



SECOND FLOOR LANDING

Porthole window to side elevation and loft hatch:



SHOWER ROOM
10'5" x 7'0" (3.19 x 2.14)

Jack and Jill access from bedroom three & four. Double shower cubicle, wash hand basin with storage below, low level w/c and chrome towel rail. Double glazed window to side aspect:



BEDROOM FOUR
17'6" x 16'5" (5.34 x 5.01)

Radiator and double glazed window to rear elevation:



REAR GARDEN

Landscaped rear garden with artificial lawn, patio area, attractive water feature and raised flower beds, fenced boundaries to all sides:

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

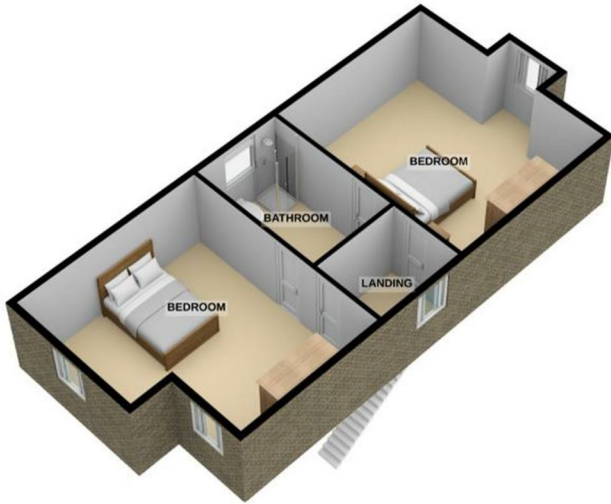
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- 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

