



## Offers Over £230,000

### Dulverton Road, Westcotes, Leicester, LE3 0SA

- Substantial End Terrace
- Two Reception Rooms
- Utility Room, WC & Walk-in Pantry
- Four Piece Bathroom Suite
- Landscaped Front & Rear Gardens
- Delightfully Appointed
- Integrated Dining Kitchen
- Three Double Bedrooms
- DG, GCH, EPC E & Freehold
- Early Internal Inspection Recommended





A BEAUTIFULLY APPOINTED & SUBSTANTIAL VICTORIAN TERRACE PROPERTY, superbly situated in the sought after city suburb of Westcotes nestled on the quiet Dulverton Road, being well served for a plethora of local West End amenities, the City Centre, HS Railway Station, Leicester Royal Infirmary, De Montfort University, with excellent links to the motorway networks & Fosse Park retail shopping. This spacious and stylish living accommodation blends both modern with period charm, has flexible use, perfect for today's modern day lifestyle, providing a very comfortable family home. This light and airy property briefly comprises, entrance porch & hallway, two reception rooms, contemporary integrated fitted dining kitchen, separate utility, wc and walk-in pantry. To the first floor are three generous sized bedrooms and boutique inspired bathroom suite with shower. Having GCH, DG, EPC E, a welcoming South facing front forecourt garden and a raised three tiered landscaped rear garden boasting elevated views. INTERNAL VIEWING IS AT THE AGENT'S HIGHEST RECOMMENDATION

#### ENTRANCE PORCH

With dado rail, feature recessed key holder and part glazed internal door leading to:

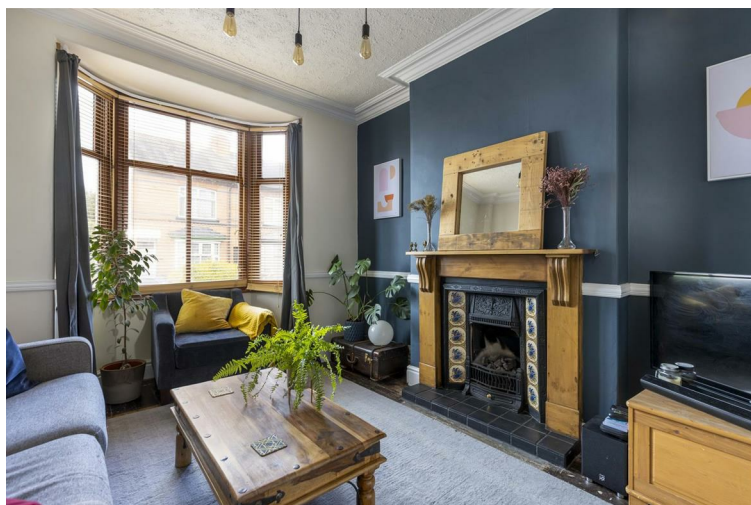
#### ENTRANCE HALLWAY

Featuring dado rails, ceiling architrave, radiators and stairs leading to first floor:

#### FRONT RECEPTION ROOM

**14'3 (to bay) x 11'14 (4.34m (to bay) x 3.35m)**

This front reception room benefits from not being overlooked and is therefore very light & airy, whilst briefly comprising, cast iron coal effect gas fireplace with pretty tiled inset, tiled hearth and period wood surround, ceiling coving, dado rails, solid wood flooring, radiator and hard wood double glazed bay window to front elevation:



#### REAR RECEPTION ROOM

**13'08 x 11'12 (4.17m x 3.35m)**

Comprising cast iron feature fireplace with period wood surround,

deep under stairs storage housing electrics, ceiling coving, dado rails, radiator and hard wood double glazed window to rear elevation:

to side elevation:



#### FITTED KITCHEN / DINER

**17'7 x 8'8 (5.36m x 2.64m)**

Comprising a matching range of light oak shaker style base, wall & drawer units with wood effect work surfaces and breakfast bar over inset with one & half stainless steel sink unit & drainer and white brick tiled splashbacks. Having integrated eye level double electric ovens, six ring gas hob, with extractor chimney over, under counter fridge and dishwasher. Space is provided for free standing fridge/freezer ceramic tiled flooring, radiator, spots to ceiling, decorative cast iron feature fire surround, original plate racks and double glazed windows to side:



#### PANTRY

Walk-in pine shelved pantry, automatic light on entry, ceramic tiled flooring & hard wood double glazed window to side elevation:

### UTILITY ROOM

**6'8 x 6'17 (2.03m x 1.83m)**

With black & white flooring, plumbing for washing machine, hard wood double glazed window and door to garden and leading to:

### WC

Fitted with low level wc, wash hand basin, wall mounted 'Alpha' combi boiler and dual aspect hard wood double glazed windows:

### FIRST FLOOR GALLERIED LANDING

Feature dado rails, original pine storage cupboard, radiators and fully glazed loft hatch:

### BEDROOM ONE

**15'4 (into bay) x 12'25 (4.67m (into bay) x 3.66m)**

Comprising cast iron feature fireplace with white wood surround, solid wood flooring, original cupboard built into recess, radiator and hard wood double glazed window to front elevation:



### BEDROOM TWO

**12'4 x 9'97 (3.76m x 2.74m)**

Featuring cast iron fireplace with period wood surround, built in cupboard to recess, wood style flooring, radiator and hard wood double glazed window to rear elevation:



### BEDROOM THREE

**11'2 x 8'8 (3.40m x 2.64m)**

Having a range of built-in double wardrobes, radiator and hard wood double glazed window to rear elevation:



### BATHROOM & SHOWER

**9'9 x 6'14 (2.97m x 1.83m)**

Fitted with a stylish four piece suite comprising, wood panelled bath, walk-in shower cubicle, pedestal sink and low level wc, wood panelling to dado rail, wood style vinyl flooring, chrome heated towel rail, spots to ceiling & hard wood double glazed opaque window to side elevation:





## OUTSIDE

To the rear elevation is a delightfully landscaped tiered garden comprising low level paved patio and BBQ area, with steps to a neat lawn area edged with immaculate raised beds, which then leads to two further pebbled terraced walled areas with the top level retaining a garden shed. Having courtyard lighting, handy garden tap, new fencing and shared gated access to the side of the property. To the front elevation is a pebbled forecourt with wrought iron boundary fencing:



## 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

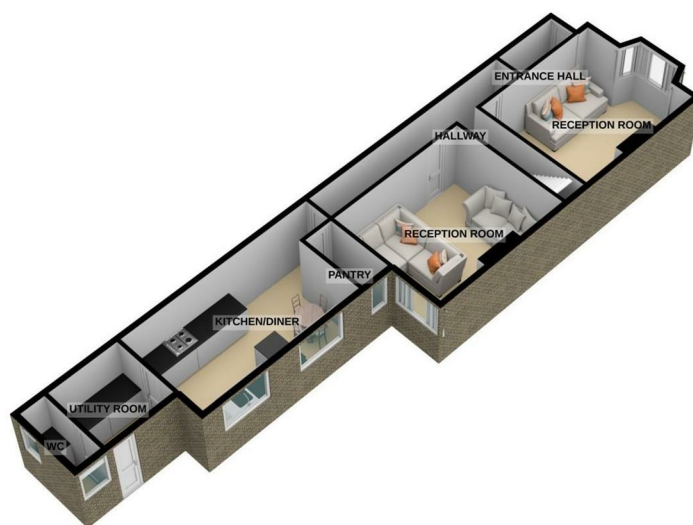
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

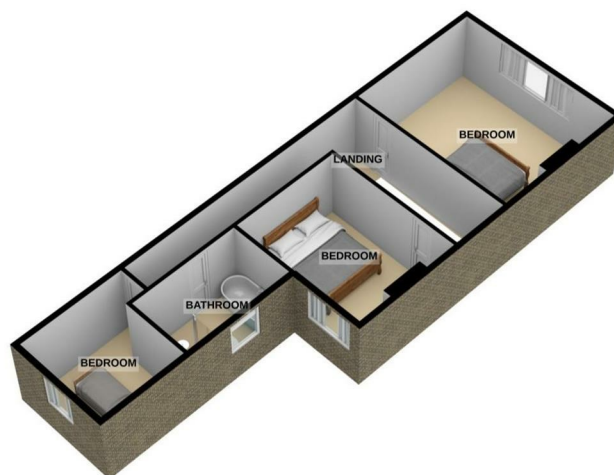
Monday to Friday 9am - 5.30pm

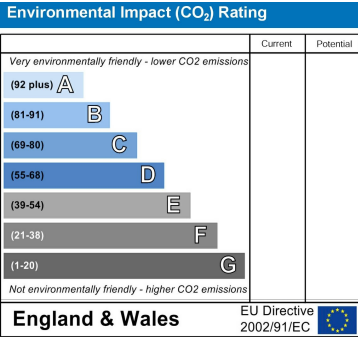
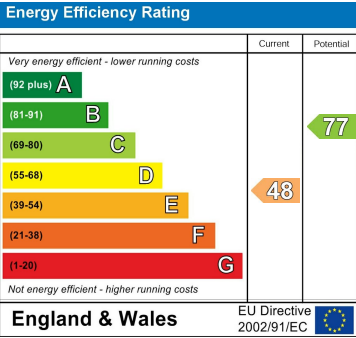
Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR





# Barkers

Est.1985

**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

