

**FOR SALE**



**Dulverton Road, Leicester**

**3 Bedrooms, 2 Bathroom, Villa**

**Asking Price Of £300,000**

**MARTIN&CO**



- Three Bedroom Terrace
- Many original features
- Six Reception Rooms
- Generous loft room/Storage
- Enclosed Rear Garden
- No Upward Chain
- Leicester City Council

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**PROPERTY DESCRIPTION** This former family home is now looking for a new owner to sympathetically modernise the home while retaining many of the original features. The Minton tile floor welcomes you in the ground floor accommodation which is made up of six room. On the second floor the attic, cleverly concealing a storage room and additional storage is an ideal space for a growing family to enjoy. Offering three further bedrooms and first floor bathroom and ground floor shower room, this home is ideal for a family to enjoy. The outdoor space is a mature well established garden to the rear, enclosed by red brick wall, with a welcoming front garden space to create a warm and welcoming garden to your family and guests. Available with no upward chain. this home has so much to offer and should be viewed to be appreciated.

**FRONT GARDEN** A low wall garden with planted area and pathway leads to stone steps gives entrance to the home.

**INNER HALLWAY** Access to the home is via a wooden door with glazed inset panels and overhead skylight window. The Minton tiled floor leads to sitting room and dining room with stairs to the first floor accommodation and further access to the breakfast room.

**LOUNGE** 14" 10" x 10" 7" (4.52m x 3.23m) A generous lounge with walk in bay window giving views to the front aspect of the home.

**DINING ROOM** 11" 9" x 11" 0" (3.58m x 3.35m)



Offering views to the rear aspect, fireplace and convenient under stairs storage cupboard.

**OTHER/BREAKFAST ROOM** 14' 0" x 8' 10" (4.27m x 2.69m) Offering views to the side aspect and further access to the kitchen.

**KITCHEN** 9' 0" x 6' 0" (2.74m x 1.83m) A selection of cabinets at base and eye level. with views to the side aspect and inset sink.

**UTILITY ROOM** 7' 8" x 5' 2" (2.34m x 1.57m) A small window gives ambient light via a high rise window with convenient pedestrian door to the rear garden.

**GROUND FLOOR SHOWER ROOM** 6' 11" x 4' 3" (2.11m x 1.3m) A shower room completes the ground floor accommodation with vanity style handwash facilities., low level WC and tiling to splash prone areas. There is a shower cubicle and wall mounted electric shower.

#### FIRST FLOOR ACCOMMODATION

**PRINCIPLE BEDROOM** 14' 9" x 12' 10" (4.5m x 3.91m) Offering views to the front of the home.

**BEDROOM TWO** 11' 7" x 9' 1" (3.53m x 2.77m) Offering views overlooking the rear aspect and decorative inset fireplace.

**BATHROOM** 5' 10" x 5' 10" (1.78m x 1.78m) In brief comprises; Side panel bath, low level WC and pedestal wash hand basin.

**BEDROOM THREE** 17' 5" x 9' 0" (5.31m x 2.74m) The third bedroom offers views to the rear aspect of the home

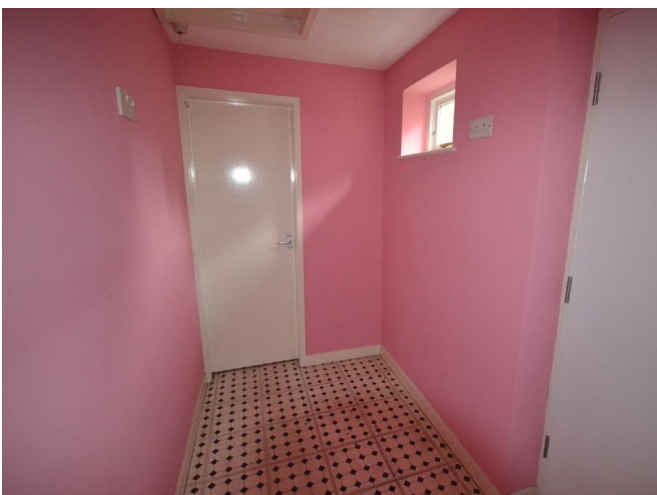
#### SECOND FLOOR

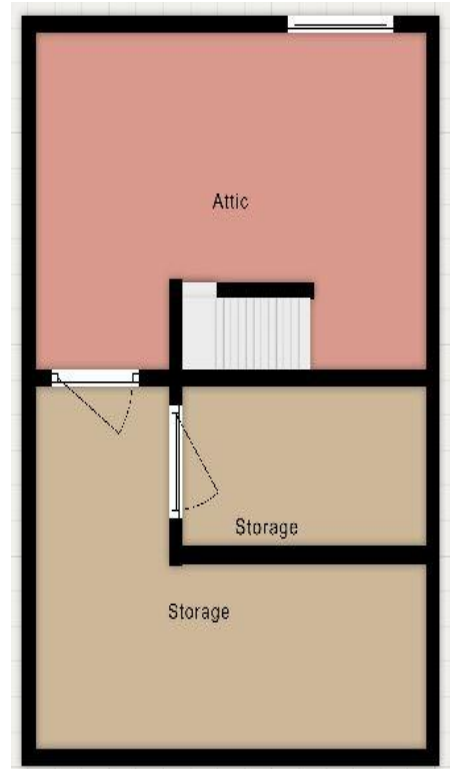
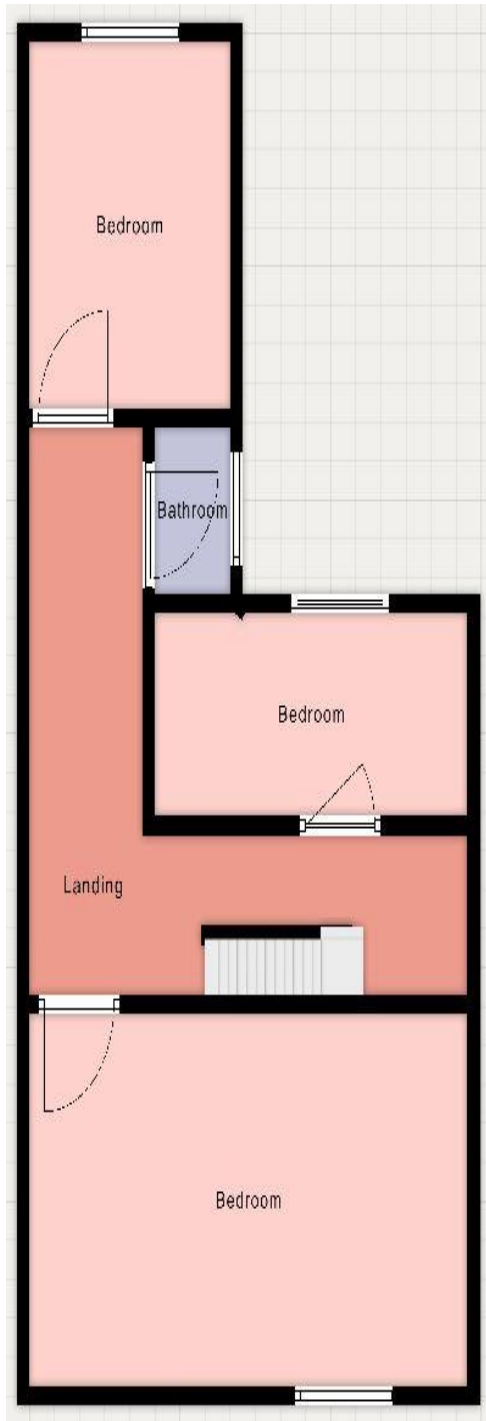
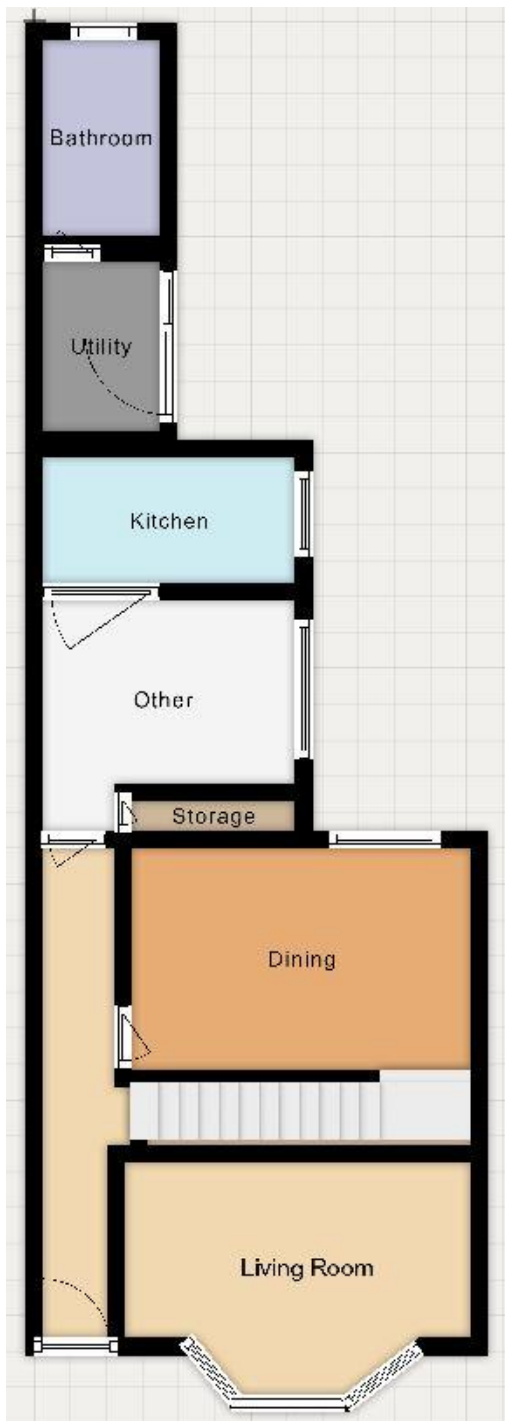
**ATTIC ROOM** 14' 5" x 14' 10" (4.39m x 4.52m) A generous bedroom with window to the rear aspect convenient divided to create storage areas, utilised by the former owner as a workshop/craft room

**ATTIC STORAGE** 12' 10" x 15' 2" (3.91m x 4.62m) With some head height restriction into the eaves, this area provides generous storage.

**STORAGE ROOM** 8' 7" x 5' 2" (2.62m x 1.57m) The room has been portioned from within the loft space to create a storage area with an entrance door and shelving.

**REAR GARDEN** The red brick walled garden is a wilderness of mature plants, trees and shrubs creating a natural garden for local wildlife. Alternatively creating a tiered garden space for an avid gardener to enjoy creating a garden to complement this family home.





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