



25 Dominion Road, Leicester, LE3 8FD

£200,000

Traditional 1930's 3 bed semi close to village centre & GOOD SCHOOLS. MODERNISED with CHARACTER. FGCH, UPVC d/g. Hall, 17' lounge-diner, fitted kitchen. Landing, 3 bedrooms, bathroom. DRIVE FOR 3 CARS, 70' SOUTH FACING garden. Early viewing advised! EPC Band E.

Entrance Hall

Composite entrance door with 4 double glazed panels, high quality Klik laminate flooring, stairs to first floor, radiator, an additional UPVC double glazed door to side of property.

Cloaks/wc

Wash hand basin, wc, radiator.

Kitchen 11'4" x 9'2" (3.45 x 2.79)

UPVC double glazed window to front, fitted with a modern range of base, drawer & eye level units with upstands, work surfaces, stainless steel sink unit with mixer taps, built-in electric fan assisted oven with ceramic hob, integrated fridge with icebox, provision for washing machine and dishwasher. The dishwasher can be included in the sale. Wall mounted gas central heating boiler.

Lounge-Diner 17'9" x 12'4" (5.41 x 3.76)

UPVC double glazed French doors opening out onto the rear garden, UPVC double glazed large picture bay window to rear aspect, high quality Klik laminate flooring, living flame gas fire set in contemporary stone surround, radiator.

1st Floor: Landing

Opaque window to side, access to loft.

Bedroom One 13'0" x 10'6" (3.96 x 3.20)

A good sized double bedroom. UPVC double glazed bay window to rear, fitted carpet, radiator.

Bedroom Two 9'3" x 9'1" (2.82 x 2.77)

UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three 8'2" x 6'10" (2.49 x 2.08)

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

Bathroom

UPVC double glazed opaque window to front, radiator, a modern white suite comprising of panelled bath with electric shower over and glass screen, pedestal wash hand basin, wc, airing cupboard housing cylinder.

Outside

To the front of the property there is an extensive newly laid block driveway providing off road parking for two cars parked side by side and potentially a third vehicle. The South facing rear garden is approx 70' long with patio, hard

landscaping, lawns, a second paved patio, vegetable plot, a delightful magnolia tree, fenced and hedged boundaries, lean to timber shed with light.

Useful Information

This property falls within Blaby District Council area and has a Council Tax Band of B which means a charge of £1480.26 For tax year ending March 2021 Please note: When a property changes ownership local authorities reserve the right to re-calculate council tax bands. We understand the schools within catchment are Glenfield Primary School, Martin High School & Longslade Community College. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 2656684.

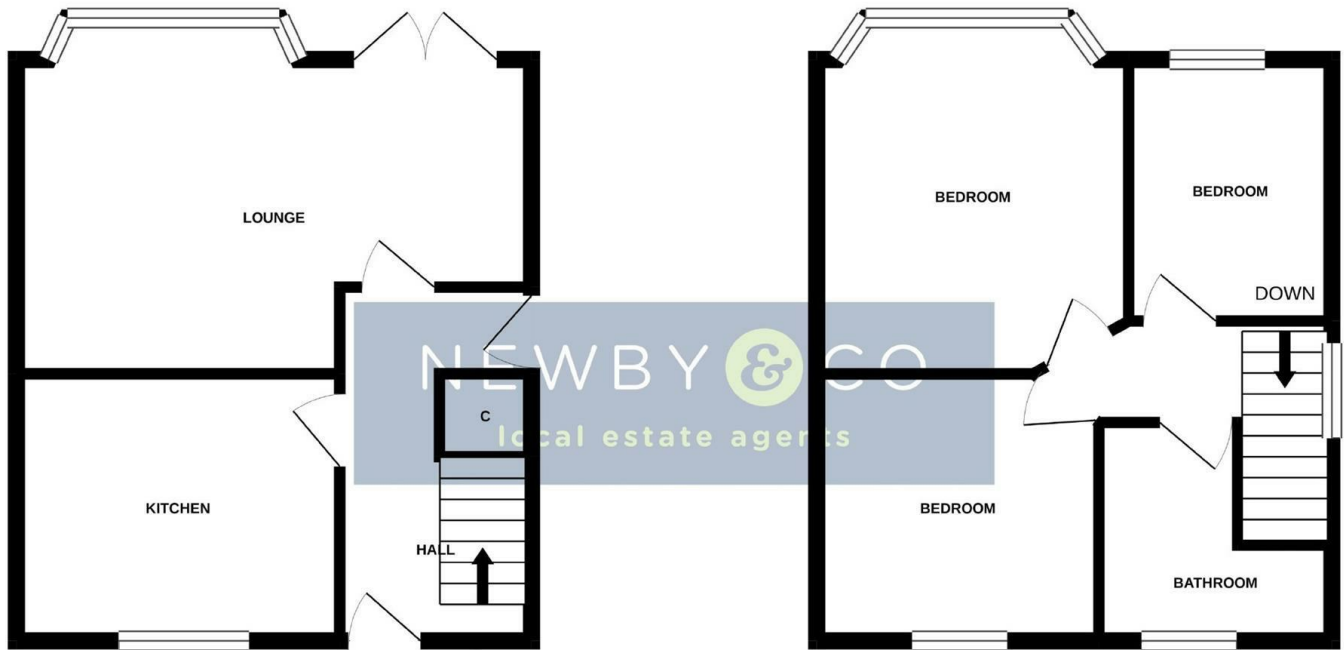
Directional Note

Put LE3 8FD into your Sat Nav or Google. Alternately from The Square in Glenfield take the exit onto Stamford Street, continue along (the road name will change to Dominion Road), the property can be found on the right hand side.

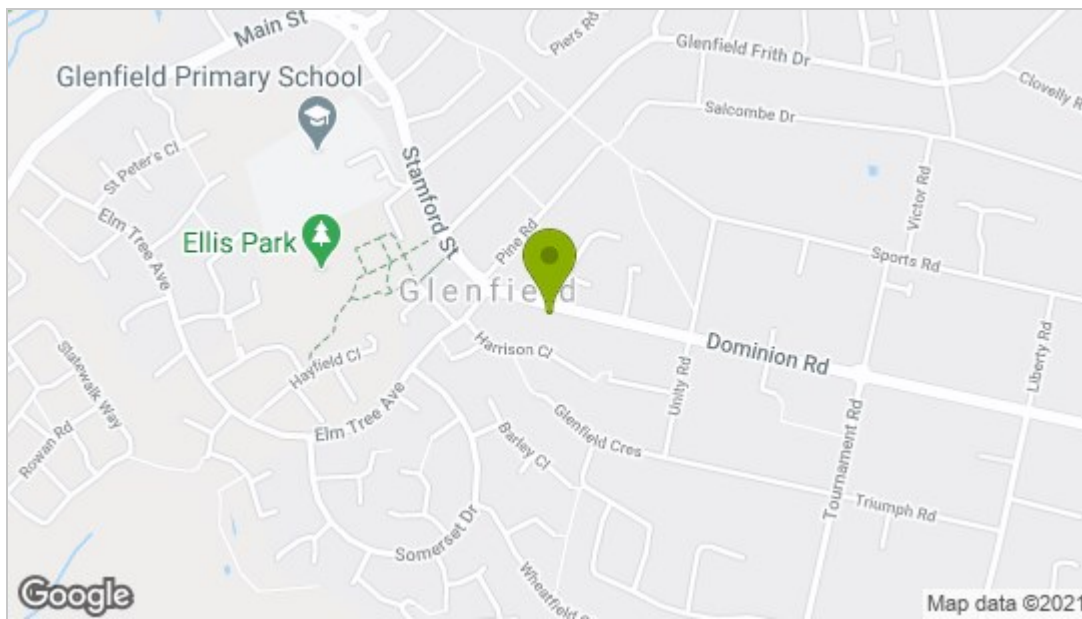
Floor Plan

GROUND FLOOR

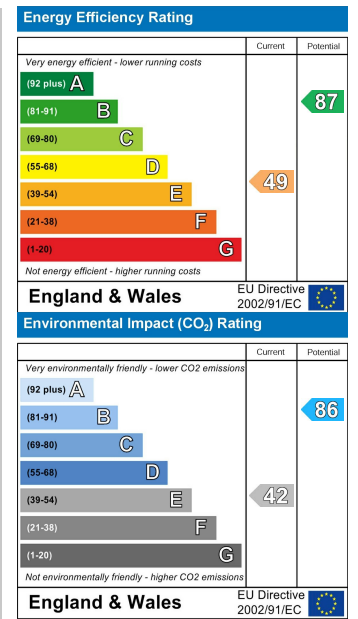
1ST FLOOR



Area Map



Energy Efficiency Graph



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