

JAMES
SELICKS

46 DOVEDALE ROAD

STONEYGATE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



46 Dovedale Road
Stoneygate
Leicester
LE2 2DJ

A stunning detached, three-storey four bedroom, three bathroom property, built by the current owners approximately two years ago, offering light and spacious accommodation and finished to an impeccable standard with high quality fittings.

Entrance hall | cloakroom | sitting room | living kitchen | first floor landing | master bedroom | Juliet balcony | dressing room | en-suite | bedroom two | en-suite | second floor landing | two further bedrooms | Jack and Jill shower room | driveway | professionally landscaped rear gardens | EPC - B

LOCATION

Dovedale Road lies approximately two and a half miles south of Leicester city centre providing convenient access into the city. Local shopping facilities may be found at nearby Allandale Road and Francis Street shopping parades, providing a range of boutiques, high fashion stores, bars and restaurants, with a wider range of shopping facilities found at nearby Oadby village. Popular private and state schooling can be found nearby with the Leicester Grammar School and Stoneygate Prep School located at Great Glen.

ACCOMMODATION

The property is entered via an oak framed storm porch and part glazed door with windows either side leading into the entrance hall which has oak flooring and houses the stairs to the first floor. A ground floor cloakroom provides a low flush WC and a corner wash hand basin with cupboard beneath. The sitting room enjoys a contemporary feature fireplace and a uPVC double glazed bay window to the front elevation. The fantastic living kitchen comprises a kitchen area boasting an excellent range of contemporary gloss eye and base level units and soft-closing drawers, ample quartz preparation surfaces, a one and a quarter bowl sink and drainer unit with chrome mixer tap, a further island unit with a quartz top provides breakfast bar space and provides a drinks cooler and storage beneath, integrated Zanussi dishwasher, plumbing for an American style fridge-freezer, space for a professional range style cooker and tiled flooring, a breakfast area provides ample dining space with two double glazed windows to the side elevation and solid oak flooring with underfloor heating continuing through to the living area which has a feature roof lantern and bi-fold doors opening out onto the garden. A utility room with a uPVC door to the side elevation provides a good range of eye and base level units with quartz preparation surfaces, plumbing for automatic washing machine and tumble dryer, oak flooring.





To the first floor a landing with a feature porthole window houses the stairs to the second floor. The master bedroom has uPVC double glazed French doors to a Juliet balcony overlooking the garden and a stunning en-suite bathroom with a window to the side, a freestanding bath, low flush WC, double shower cubicle with rainforest and personal showers, wash hand basin with contemporary drawers beneath, heated chrome towel rail, part tiled walls and tiled floor. Bedroom two has a uPVC double glazed bay window to the front elevation and an en-suite with a shower cubicle, low flush WC, wash hand basin, heated chrome towel rail, part tiled walls and tiled floor.

To the second floor a landing gives access to bedroom three, with a window to the rear elevation and access to a Jack and Jill shower room with a window to the side elevation, a double shower cubicle with rainforest and personal showers, low flush WC, wash hand basin with cupboards beneath, heated chrome towel rail, part tiled walls and tiled floor. Bedroom four also has access to the Jack and Jill shower room and enjoys a feature porthole window and further window to the front elevation.



OUTSIDE

To the front of the property is a large block paved driveway providing off street car standing for several vehicles. Gated side access leads to the professionally landscaped rear gardens which enjoy an artificial lawn, patio entertaining area, water feature, raised flowerbeds and fully fenced boundaries.

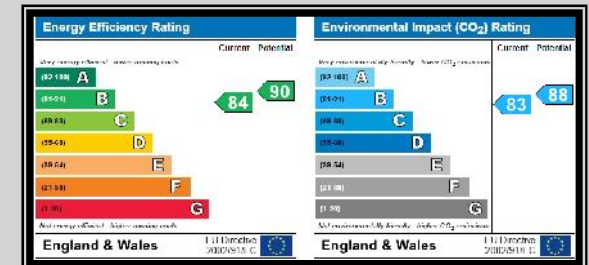
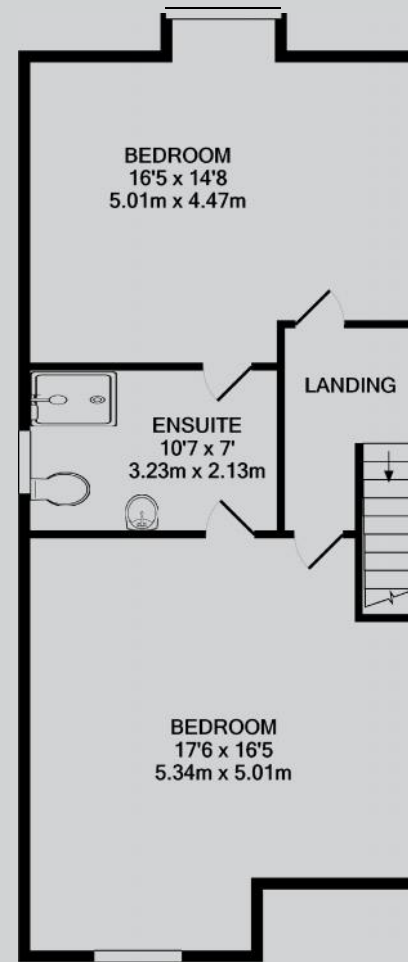
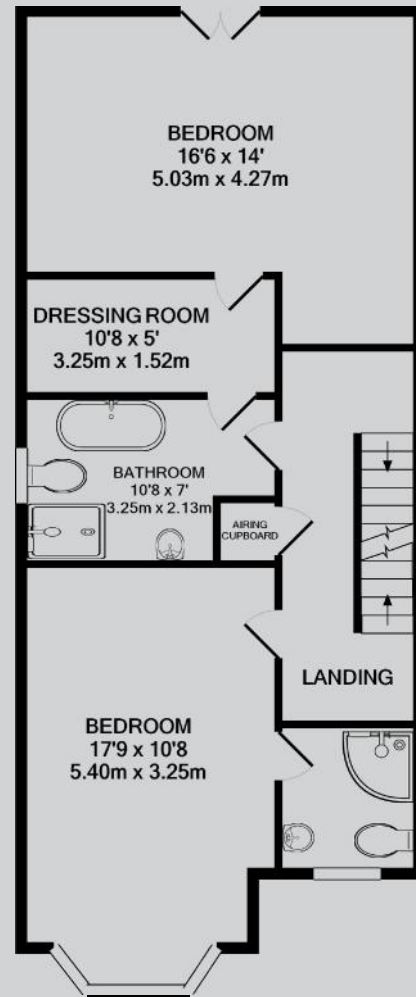
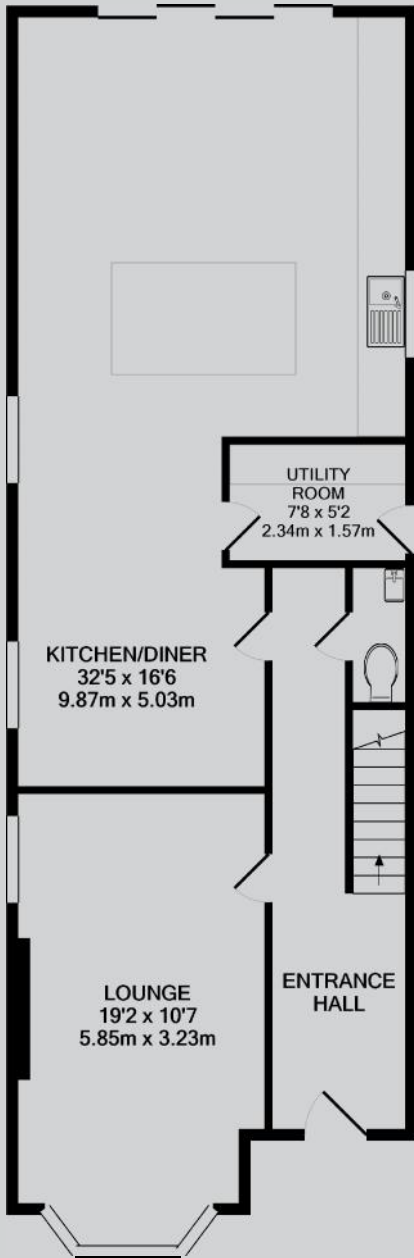
DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing over the Victoria Park roundabout, eventually taking a left hand turn into Guilford Road, just before the Dentique Dental Practice. Continue down Guilford Road, turn into Freemantle Road and first left into Dovedale Road where the property can be located on the right hand side.



46 Dovedale Road, Stoneygate, Leicester LE2 2DJ

Total Approximate Gross Internal Floor Area = 2039 SQ FT / 190 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street
Leicester LE1 1DG
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each other.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

SALES LETTINGS SURVEYS MORTGAGES