



READINGS

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Dorchester Road
Leicester, Leicester, LE3 0UJ

Offers Over £400,000



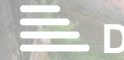
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Dorchester Road

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Welcome to this beautifully transformed, four-bedroom semi-detached family home – a true gem that's been thoughtfully extended and upgraded over the past few years. With a side and rear extension plus a stunning loft conversion, this home now boasts a fabulous master bedroom complete with en-suite.

The modern comforts are all here – from uPVC double glazed windows to a high-efficiency gas central heating system, complemented by underfloor heating in both bathrooms and the spacious dining kitchen.

You really need to see this home to fully appreciate all it offers! But here's a taste: step inside to a welcoming entrance porch with storage, leading to a hallway with additional storage and elegant oak flooring, which flows through to the front lounge with its bay window and log burner.

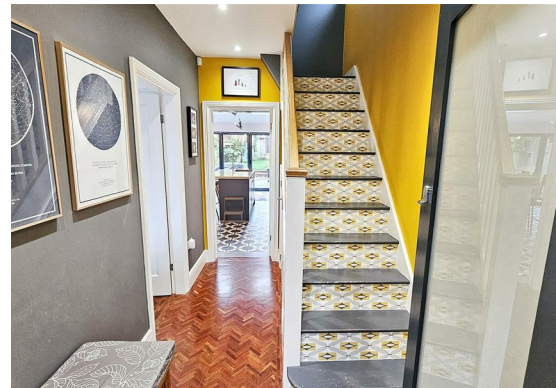
The heart of the home is the impressive open-plan living and dining kitchen, featuring an abundance of cupboards, stylish oak and concrete work surfaces, integrated appliances, and bi-fold doors that effortlessly blend indoor and outdoor living. There's also a convenient utility room, downstairs WC and an integral garage/workshop.

Upstairs, you'll find three well-sized bedrooms and a modern family bathroom, while the second floor offers a spacious master suite with a luxurious en-suite featuring a shower, WC, and dual wash basins.

Outside, the front driveway provides ample parking, while the rear garden is beautifully landscaped with a patio, lawn, mature trees and shrubs. There's even a log store, a large powered shed, and a treehouse the kids will love!

Set on Dorchester Road with views down Oakthorpe Avenue and backs on to a train line with allotments beyond. This sought-after location is within the catchment for highly regarded schools. Don't miss out on this stunning family home – book your viewing today before it's gone!





Property Information

Tenure: Freehold

Local Authority: Leicester city

Council Tax Band: B

Type of Construction:

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Consumer Protection Legislation

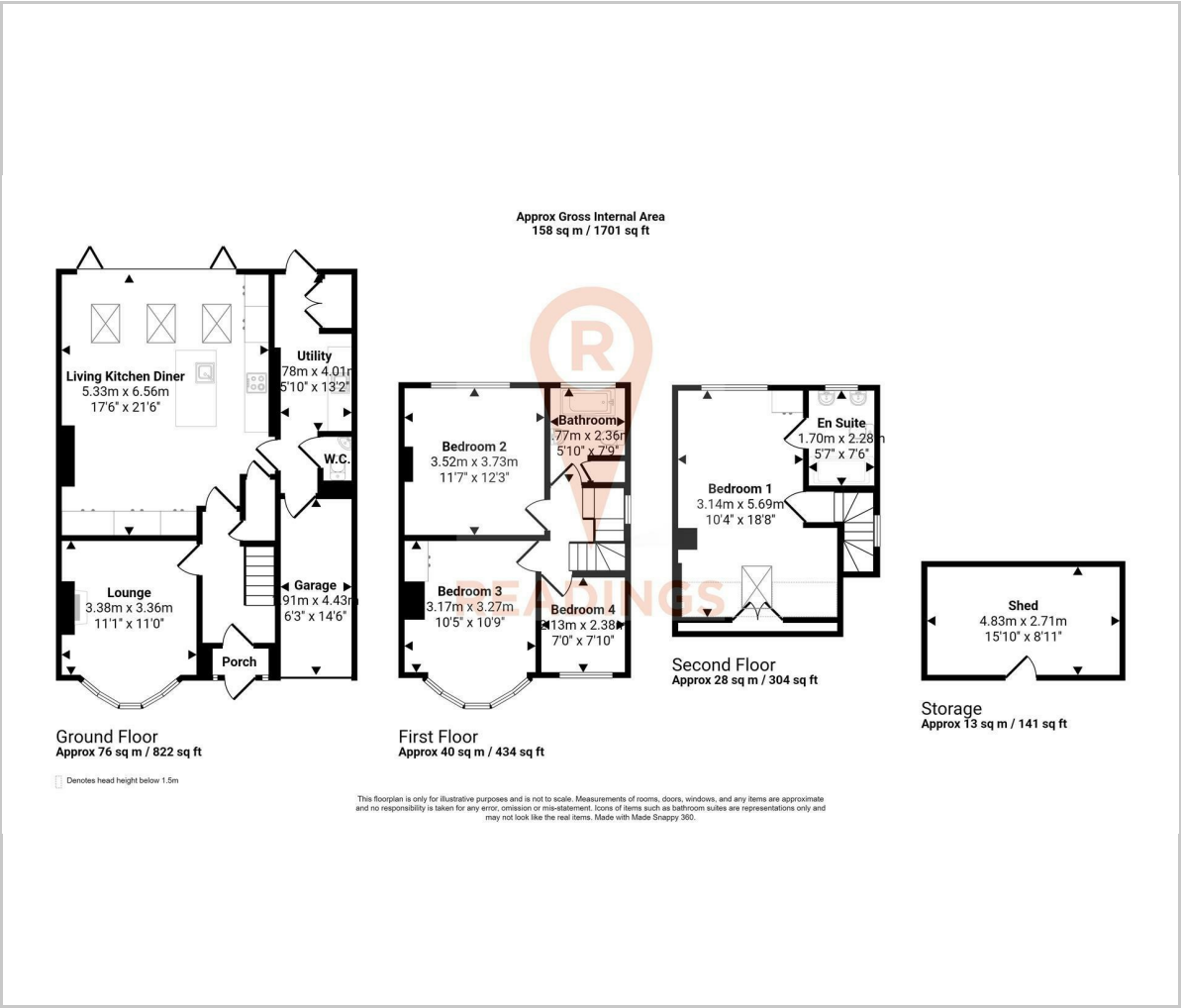
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



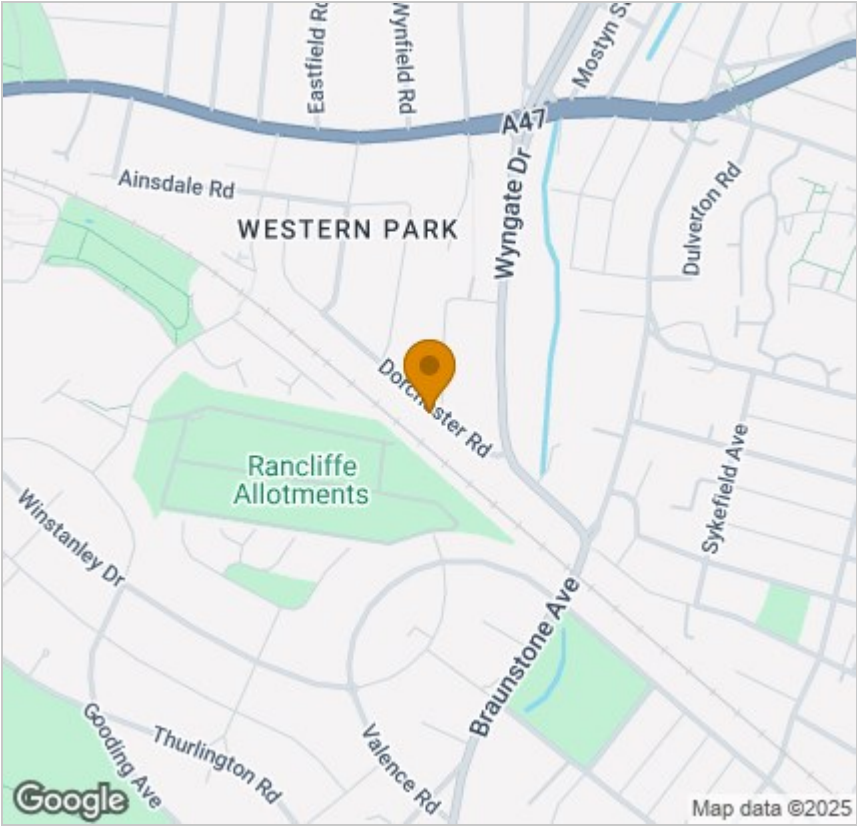
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

