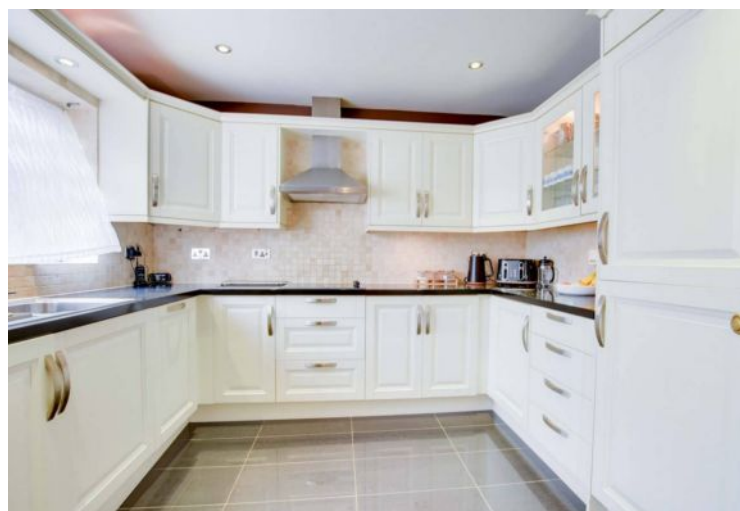


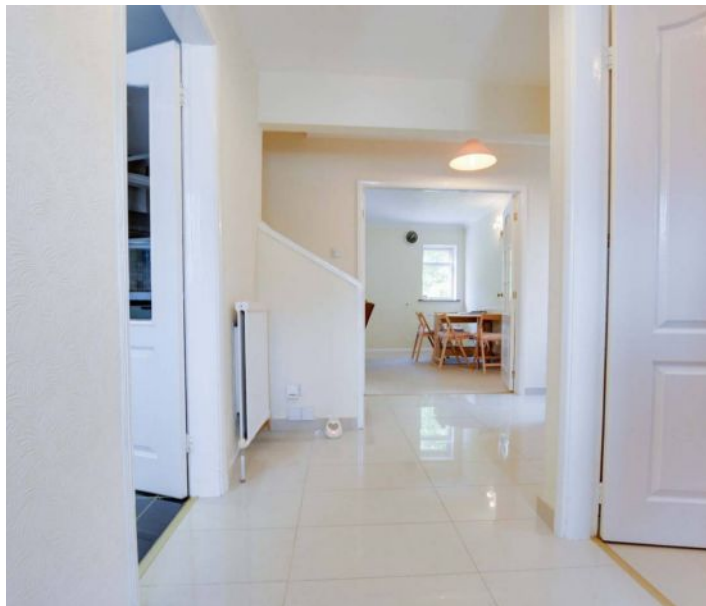


## Dovedale Road, Stoneygate

£380,000 Freehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. Beautifully presented FOUR-BEDROOM detached home in STONEYGATE with spacious living, garage, off-road parking.





#### **Entrance Hall**

With a door to the front elevation, a double-glazed window to the front elevation, tiled flooring, stairs to the first floor landing, a storage cupboard with the boiler inside, a door to the side elevation, radiator.

#### **Downstairs WC**

5' 11" x 4' 8" (1.81m x 1.43m)

With a double-glazed window to the side elevation, tiled flooring, tiled splashbacks, WC, wash hand basin, ladder radiator.

#### **Kitchen**

10' 4" x 9' 10" (3.14m x 2.99m)

With a double-glazed window to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled flooring, tiled splashbacks, oven, microwave, hob, extractor fan, slim-line dishwasher, washing machine, radiator.

#### **Lounge Diner**

19' 11" x 11' 9" (6.06m x 3.58m)

With a double-glazed window to the rear elevation, double-glazed patio doors to the rear elevation, carpet flooring, a decorative fireplace with a mantle piece, a radiator.

#### **First Floor Landing**

With carpet flooring, a loft access hatch.

#### **Bedroom One**

11' 1" x 10' 5" (3.38m x 3.17m)

With a double-glazed window to the front elevation,





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### First Floor Landing

With carpet flooring, a loft access hatch.









### **Bedroom One**

11' 1" x 10' 5" (3.38m x 3.17m)

With a double-glazed window to the front elevation, carpet flooring, radiator.

### **Bedroom Two**

9' 1" x 6' 9" (2.76m x 2.05m)

With a double-glazed window to the rear elevation, a built-in cupboard, carpet flooring, radiator.

### **Bedroom Three**

8' 11" x 8' 6" (2.71m x 2.58m)

With a double-glazed window to the rear elevation, a built-in storage cupboard, carpet flooring, radiator.

### **Bedroom Four**

8' 11" x 8' 6" (2.72m x 2.59m)

With a double-glazed window to the front elevation, carpet flooring, radiator.

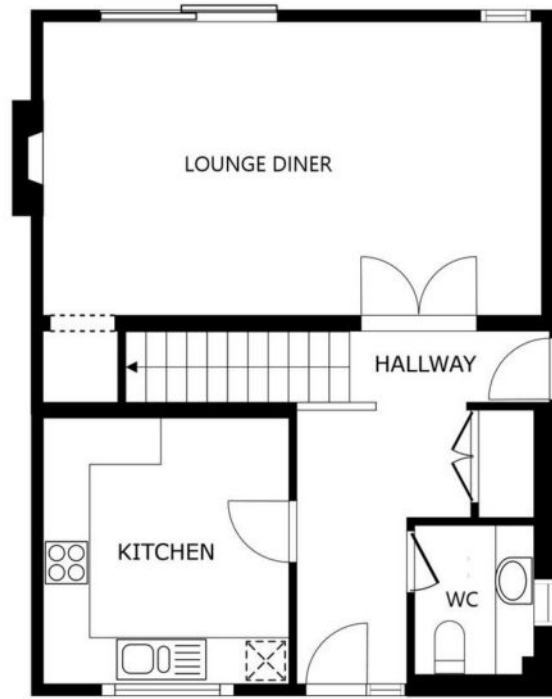
### **Bathroom**

7' 3" x 5' 5" (2.22m x 1.66m)

With a double-glazed window to the side elevation, storage cupboard, tiled walls, tiled flooring, wash hand basin, WC, bath with an electric shower overhead, radiator.

### **Rear Garden**

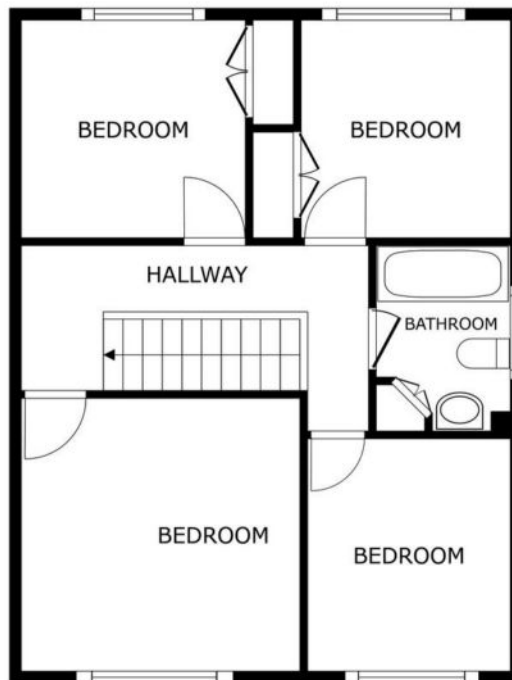
With a slabbed patio walkway, patio seating area, plant and shrub borders, fenced perimeters and a lawn.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.