

# JAMES SELICKS

44 DOVEDALE ROAD

STONEYGATE, LEICESTER LE2 2DJ

GUIDE PRICE : £525,000



A recently upgraded, handsome and imposing three bedroom family home offering spacious and stunning accommodation with a wealth of period features, located on one of Stoneygate's most prestigious roads.

Porch • entrance hall • two reception rooms • dining kitchen • utility room • master bedroom • second bedroom with en-suite • third bedroom with dressing room and WC • refitted family bathroom • attractive frontage • hard landscaped rear garden • EPC - E

#### Location

Dovedale Road lies approximately two and a half miles south of the 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

A smart composite front door leads into a storm porch with black and white tiled flooring and a further timber door with beautiful stained glazed insert into the beautiful, bright entrance hall which houses the stairs to the first floor and has a continuation of the floor tiling and dado rail. The elegant sitting room has a double glazed bay window to the front, an original feature mahogany fireplace with an open fire, cast iron surround and slate tiled hearth, ceiling coving, cornice and rose and a picture rail. The dining room has a ceiling cornice and rose, picture rail, a living flame gas fire inset into the chimneybreast recess and timber glazed double doors leading onto the rear garden. The dining kitchen has a dining area with a double glazed window to the side, ample built-in storage and shelving, laminate flooring and double doors to the side. The kitchen has double glazed windows to both side and boasts an excellent range of eye and base level units and drawers, solid timber and granite preparation surfaces and a Belfast sink with mixer tap over, an integrated electric oven with four-ring gas hob and extractor unit above, laminate flooring and doors leading onto the garden. The utility room provides a range of eye and base level units with granite effect roll edge preparation surfaces, stainless steel sink and drainer unit with mixer tap above, wall mounted Worcester boiler, plumbing for automatic washing machine and tumble dryer and a double glazed window to the side.

The first floor galleried landing has a double glazed window to the side, houses a built-in cupboard and offers access to the loft space. The master bedroom has a double glazed sash bay window and a further feature porthole to the front, an original cast iron feature fireplace with decorative tiled surround and hearth. Bedroom two has a built-in wardrobe, picture rail, an original cast iron feature fireplace, a window to the rear and an en-suite comprising an enclosed WC, wash hand basin with cupboard under and a shower enclosure with fixed and flexible shower heads, LED spotlights, extractor unit, part tiled walls and tiled floor. Bedroom three has a feature bay window to the rear, a walk-in dressing room with a Velux window to the side and access to a cloakroom with a two piece suite. The refitted contemporary bathroom provides a four piece suite comprising an enclosed WC, wash hand basin with cupboard beneath, a freestanding bath and a walk-in shower enclosure with fixed and flexible shower heads, built-in airing cupboard with hot water cylinder, a sash window to the side, part tiled walls and tiled floor.







### Outside

The property enjoys an attractive, slate chipped frontage behind a low level brick wall with a paved pathway to the front door. Gated side access leads to a beautiful, hard landscaped garden with a random flagged limestone patio entertaining area, a further decked seating area with gravelled central feature, walled and fenced boundaries and an attached outhouse/WC providing a two piece suite.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** D

**Listed Status:** None

**Conservation Area:** No

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Full fibre, speed unknown.

**Non-standard construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** This is two-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are aware of.





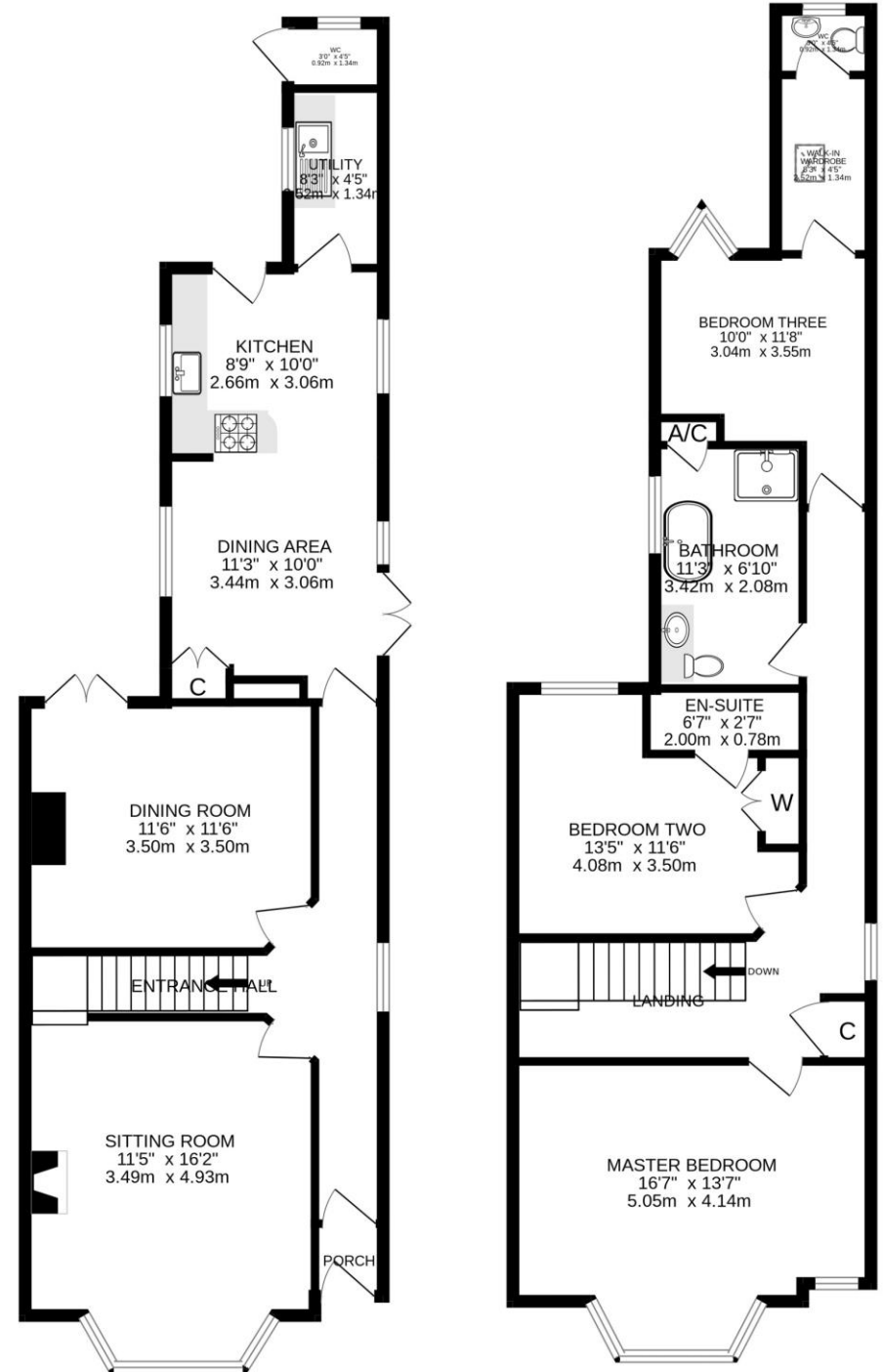


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**44, Dovedale Road Stoneygate, Leicester, LE2 2DJ**

Total Approximate Gross Internal Floor Area = 1420 SQ FT / 132 SQ M

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



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#### Measures 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.



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