

## FLOOR PLAN

### DIMENSIONS

Porch

Entrance Hall

Lounge  
14'8 x 11'4 (4.47m x 3.45m)

Dining Room  
13'3 x 11'4 (4.04m x 3.45m)

Kitchen  
10'6 x 6'2 (3.20m x 1.88m)

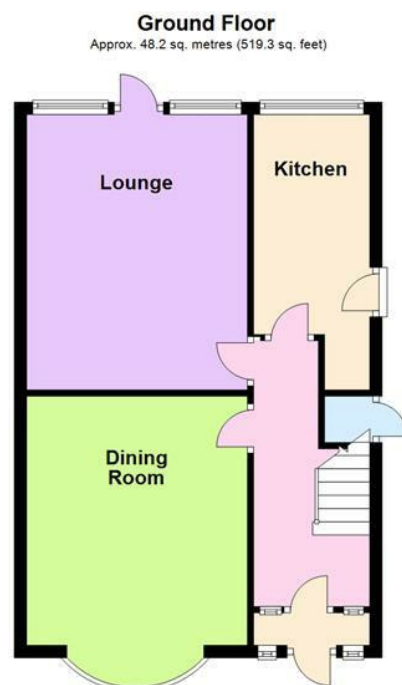
Landing

Bedroom One  
13'5 x 10'4 (4.09m x 3.15m)

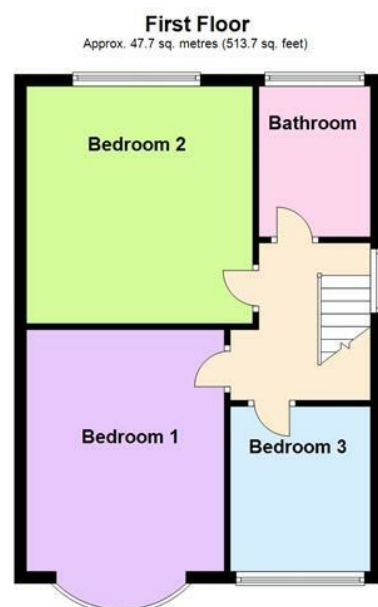
Bedroom Two  
12'8 x 11'3 (3.86m x 3.43m)

Bedroom Three  
7'7 x 7'3 (2.31m x 2.21m)

Bathroom  
8'4 x 6'3 (2.54m x 1.91m)



Total area: approx. 96.0 sq. metres (1033.0 sq. feet)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

75 Dorchester Road, Western Park, Leicester, LE3 0UH

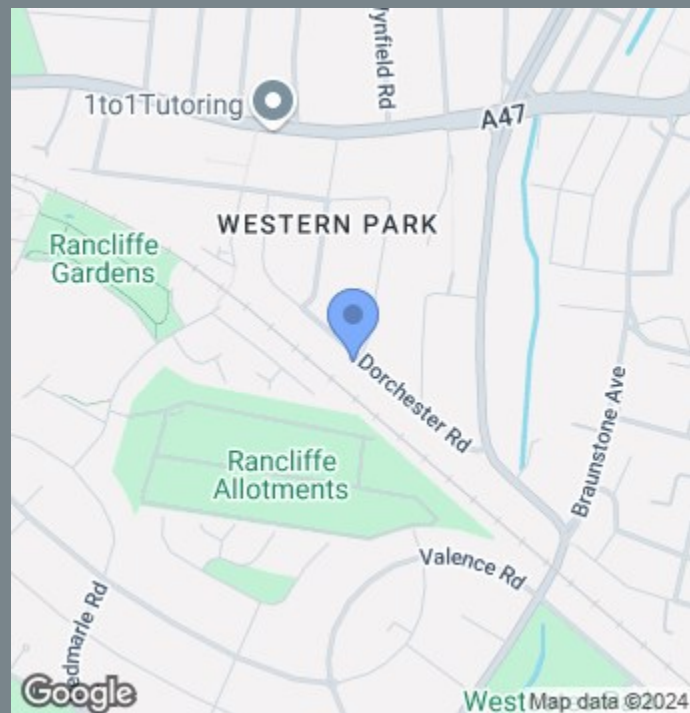
£270,000

## OVERVIEW

- Beautiful Period Family Home
- Highly Regarded Location
- Porch & Entrance Hall
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Lovely Rear Garden
- EER Rating - D, Freehold
- Council Tax Band - B

## LOCATION LOCATION....

The local area is well served by amenities, including shops, schools, and green spaces, and it has a strong sense of community centred around the nearby Western Park. Leicester city centre, brimming with heritage and culture, is located less than two miles away and is a short car journey or can be reached by foot in 30 minutes. For the commuter, the M1 and M69 are accessible at Junction 21. Leicester also has main line rail services to all parts of the country, including London St Pancras and the Eurostar Service.



## THE INSIDE STORY

Welcome to this enchanting bay-fronted family home, situated in the prestigious and popular Western Park area of Leicester. Stepping through the porch and into the entrance hall, you are immediately embraced by the warmth and character of the home. The high ceilings and original features whisper tales of the past, while the layout seamlessly guides you through the heart of the house. To your left, the dining room unfolds with a grand bay window that bathes the space in natural light, creating an inviting area for family gatherings and special occasions. The lounge then provides a haven of relaxation and is the perfect blend of comfort and style. It features a dual fuel wood burner and doors that open to the garden, blurring the lines between indoor and outdoor living. The kitchen, designed with both form and function in mind, is a chef's delight and includes plenty of storage, a double oven and a converted pantry providing space for a fridge freezer. It is a space that encourages culinary creativity and also provides easy access to the garden, making it ideal for hosting summer barbecues or enjoying a quiet morning coffee in the fresh air. Ascending the stairs, the landing reveals three generously proportioned bedrooms, each offering a peaceful retreat with its own unique charm. The family bathroom, adorned with modern fixtures, completes the upstairs and offers the ideal space to relax after a long day. The garden, a true sanctuary, offers a tranquil escape from the hustle and bustle of daily life. With a patio area and lush lawn, it is an idyllic setting for entertaining or simply unwinding after a long day.

