



**10 Dumbleton Avenue, Leicester, LE3 2EE**

**£395,000**

**NO CHAIN!** A beautifully restored traditional semi detached home which has been finished to a meticulous standard throughout. The spacious accommodation briefly comprises: Entrance hallway, Living room, Dining room, Kitchen, Utility, Ground floor W/c. First Floor: Four **DOUBLE** bedrooms, en suite to master, and a Family bathroom. Outside: Enclosed rear garden, driveway parking and a garage.

### Entrance Hallway



The large hallway has stairs off rising to the first floor, doors to the living room, dining room, kitchen and ground floor w/c.

### Living Room



With a bay window to the front aspect and feature fireplace.

### Dining Room



With double opening French doors to the rear aspect, feature fireplace.

### Kitchen



The modern and quality kitchen is fitted with a range of wall and base level units with work surfaces over. There is a built in dishwasher, freestanding range style cooker and built in storage cupboard.

### Utility



Fitted with a further range of storage units with space / plumbing under for a washing machine and tumble dryer, in addition, there is a fitted microwave and combination microwave oven.

### Ground Floor W/c

Fitted with a 'Saniflo' toilet system and wash basin.

### First Floor Landing



With a window to the front aspect, the landing has doors off to all first floor accommodation.

### Master Bedroom



With a bay window to the front aspect and a door to the en suite.

### En Suite



Fitted with a low level w/c, wash basin and walk in shower cubicle.

### Bedroom Two



With a window to the front aspect and built in wardrobes.

### Bedroom Three



With a window to the rear aspect and built in wardrobes.

### Bedroom Four



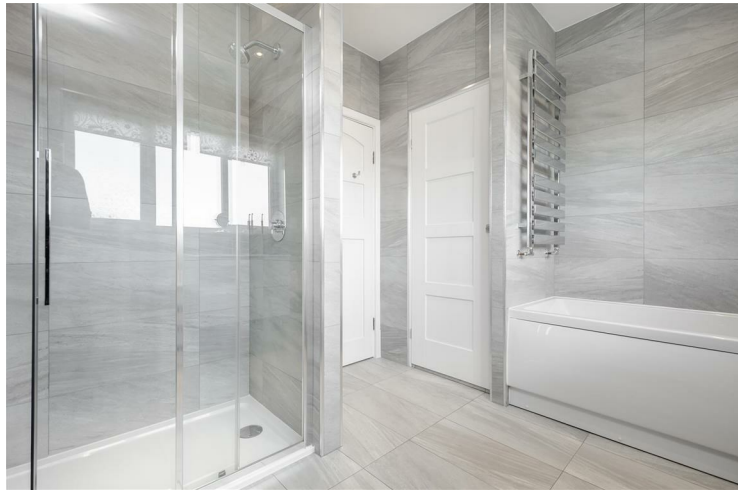
With a window to the rear aspect.

### Family Bathroom



With a window to the rear aspect, the bathroom has floor to ceiling tiling and is fitted with a low level w/c, wash basin, paneled bath and separate walk in shower.

### Additional Image



### Outside



The enclosed rear garden is laid in the main to artificial grass with large areas of paved patios and surrounding borders. To the front of the property is a generously sized driveway and access to the garage.

### Additional Image



### 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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

### Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

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  - \* REALISTIC valuations based on local market knowledge
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  - \* NO sale no fee
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### Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

