



Dovedale Road, Thurmaston, LE4



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Guide price £315,000



## Key Features

- Three Practical Bedrooms
- Traditional Semi Detached Home
- Gas Central Heating & Double Glazing
- Refurbished Interior
- Available With No Upward Chain
- Garage Converted into Office
- EPC rating C
- Freehold





**POPULAR RESIDENTIAL LOCATION!** - Offered to the market with no upward chain, fall in love with this refurbished and well proportioned three bedroom semi detached home enjoying a family friendly position being within walking distance to local schooling and amenities. Benefiting from gas central heating and double glazing, the neutrally decorated accommodation includes an entrance hallway with storage, lounge, full width kitchen diner, first floor landing, three practical bedrooms (two of which benefit from having built in wardrobe space) and a modern shower room. Outside there is a driveway providing parking leading to a garage which has been converted into a home office, with a particularly private garden at the rear not overlooked from beyond. An internal inspection is essential to truly appreciate the accommodation on offer.

### Accommodation

Front entrance door opens into the:

### Entrance Hallway

Presented with carpet flooring, the welcoming entrance hall gives access to all of the downstairs accommodation. With a meter cupboard, useful storage cupboard and staircase rising to the first floor.

### Lounge

Positioned around a feature gas fireplace, the reception room is presented with neutral decor and is flooded with natural light by a double glazed window with fitted blinds. Glazed doors open through to the:

### Kitchen Diner

The full width kitchen diner is fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks.. Features include an inset sink and drainer unit with mixer tap, built in oven with five ring

gas hob and extractor hood above, wall mounted central heating boiler and space for appliances. With a double glazed rear elevation window and french doors to the garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, hatch to the loft space and a built in cupboard housing.

### Bedroom One

A double room offering a double glazed window to the rear elevation with made to measure blinds, carpet flooring, central heating radiator and built in wardrobe.

### Bedroom Two

Another double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a double glazed window overlooking the front elevation with made to measure blinds.

### Bedroom Three

An enlarged and practical third bedroom offering ample space for a single bed and wardrobe, with a double glazed window to the front elevation, central heating radiator and carpet flooring.

### Shower Room

Fitted with a modern three piece suite comprising a walk in shower, wash hand basin and WC, with complementary tiled surrounds. There is also a heated towel rail and double glazed rear elevation window.

### Outside

Occupying a family friendly location, the plot offers a paved driveway providing off road parking with open access down the side leading to the converted garage. To the rear is a larger than normal lawned garden with fencing to boundaries, lawn area and low maintenance area adjacent to the accommodation ideal for outdoor sitting and entertaining.

### Garage/Home Office

Having been transformed by the seller to create the perfect place to work from home with light, power and separate consumer unit.







### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their





accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

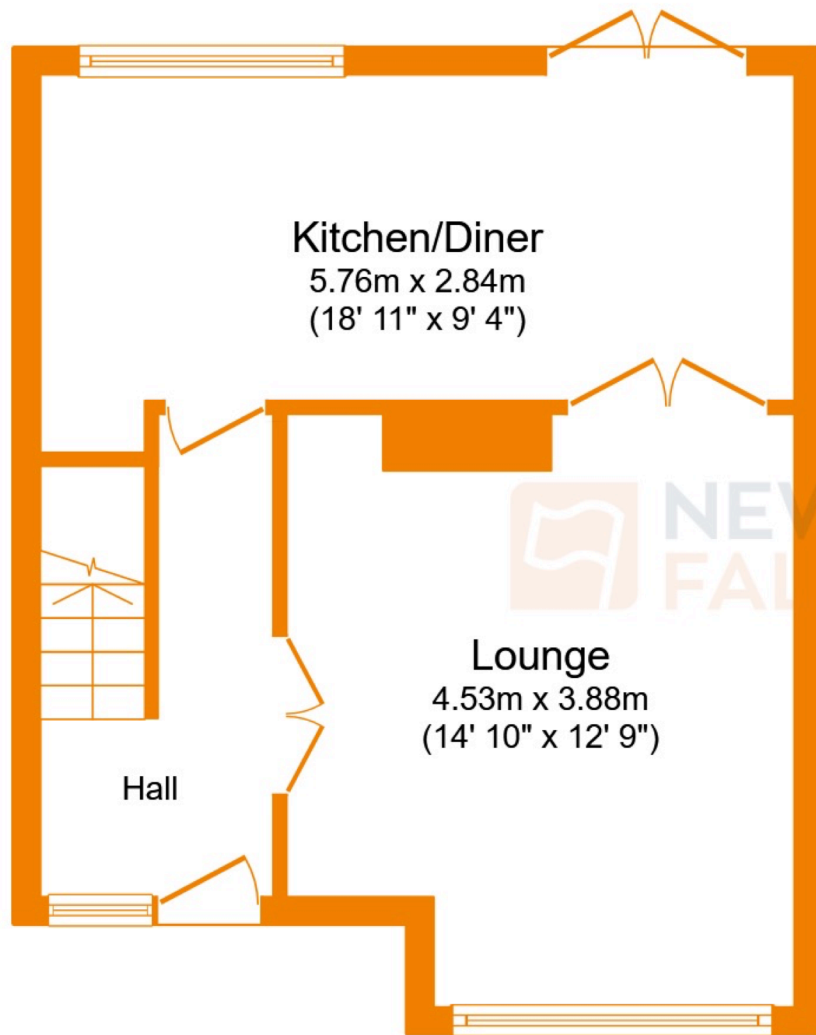
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

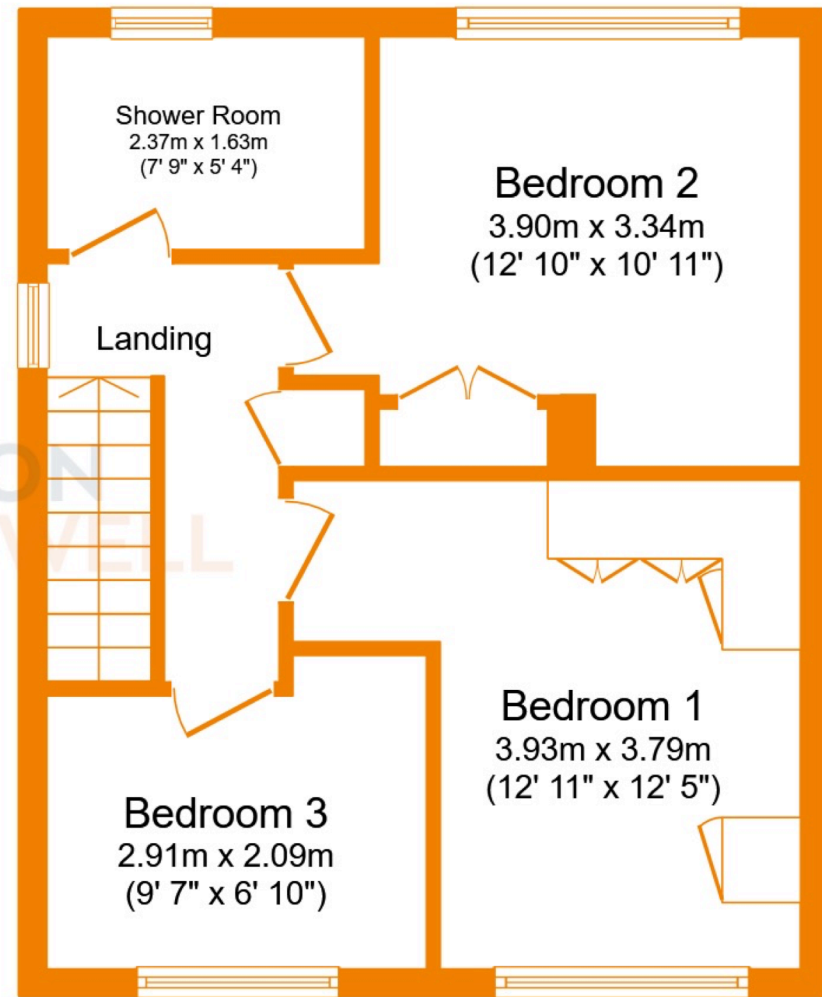








Ground Floor



First Floor



