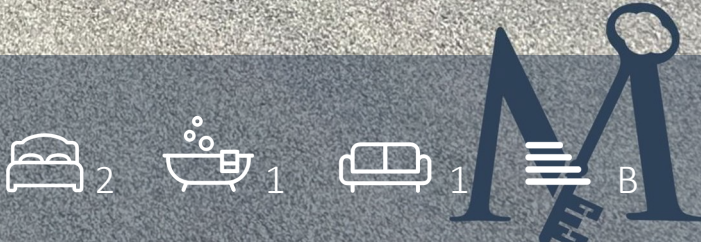




7B Dorset Avenue, Leicester, LE3 8BD

£230,000





Brief Description

Located on Dorset Avenue in the charming area of Glenfield close to Leicester city, this modern semi-detached house presents EXCELLENT OPPORTUNITY for first-time buyers. Set back from the road within a small development of just two plots, this property is available with NO UPWARD CHAIN, making it an ideal choice for those looking to move in swiftly.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient ground floor WC. The heart of the home is undoubtedly the IMPRESSIVE KITCHEN, featuring sleek white gloss units paired with a STYLISH black marble worktop. This well-appointed space includes a built-in breakfast bar, an integrated oven and grill combo, and ample room for a fridge freezer and washing machine, all enhanced by contemporary tiled flooring and splashbacks, along with modern ceiling spotlights.

At the rear, the open-plan living room and dining area offer a VERSATILE SPACE perfect for relaxation and entertaining. French doors open out onto the rear garden, seamlessly blending indoor and outdoor living.

Venturing upstairs, you will find two generously sized bedrooms and a contemporary shower room. The master bedroom boasts large front-facing windows that provide DELIGHTFUL VIEWS over the neighbouring landscape, including the PICTURESQUE Bradgate Park and the iconic 'Old John'. The second bedroom, located at the rear, features built-in wardrobes for added convenience. The stylish shower room is equipped with a three-piece suite, including a corner shower unit, WC, and a vanity wash basin, all complemented by tasteful tiling and modern fixtures.

Outside, the rear garden is designed for EASY MAINTENANCE, featuring a combination of block paving and raised decking within an enclosed boundary, ensuring privacy. To the front, a small block-paved courtyard and allocated parking shared with the neighbouring property complete this lovely home.

This property is not just a house; it is a perfect blend of modern living and comfort.

£230,000



ON THE GROUND FLOOR

Entrance Hall	
Ground Floor WC	
Modern Breakfast Kitchen	8'2" x 10'11" (2.49m x 3.33m)
Spacious Living Room Diner	15'5" x 17'5" (4.70m x 5.31m)

ON THE FIRST FLOOR

Landing	
Bedroom 1	12'3" x 11'7" (3.73m x 3.53m)
Bedroom 2	9'9" x 10'10" (2.97m x 3.30m)
Shower Room	5'3" x 9'1" (1.60m x 2.77m)



ON THE OUTSIDE

Rear Garden

Allocated Parking



Key Features

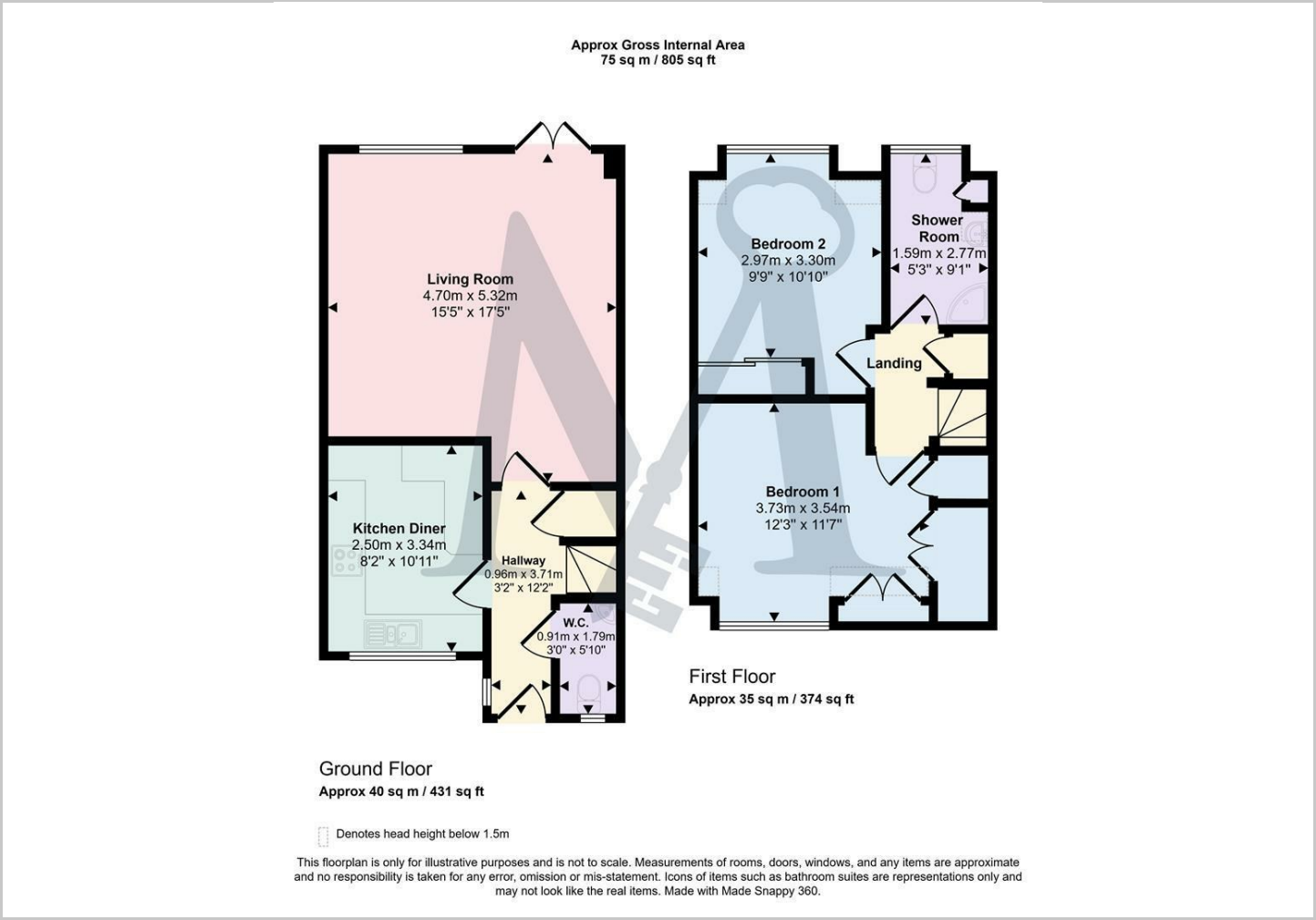
- Two Double Bedrooms
- Modern Breakfast Kitchen
- Easily Maintained Garden To Rear
- Quiet Set Back Road Position
- Available With No Upward Chain
- Contemporary Shower Room Suite
- Extremely Spacious Living Room
- Parking For At Least Two Vehicles
- Views Over Neighbouring Landscape
- Virtual Property Tour Available







Floor Plans



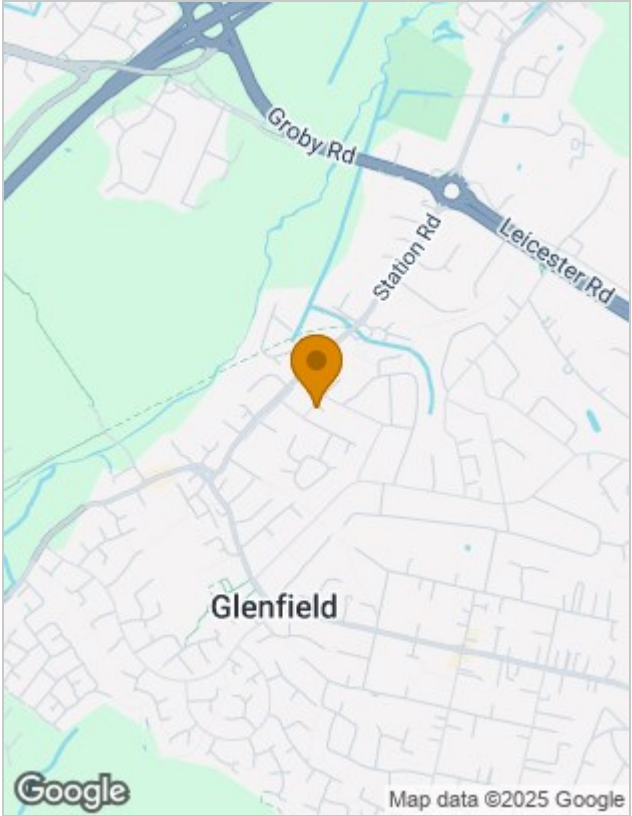
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

