

FREEHOLD



Bungalow - Semi Detached

# DOVEDALE ROAD, THURMASTON, LEICESTER, LE4 8NB

PRICE:

£385,000

## FEATURES

- Extended Semi Detached Bungalow
- Drive for Two Vehicles
- Gas Central Heating
- Well Presented Garden
- Ideal Family Home
- Five Bedrooms
- Double Glazed
- Dormer Conversion
- Thurmaston Location
- Modern Finish



 **SETHS**

# 5 Bedroom Bungalow - Semi Detached located in Leicester

## PORCH

Wooden flooring provides access to the entrance hall via a wooden door, double-glazed window facing the front aspect,

## ENTRANCE HALL

Wooden flooring provides access to all lounges, kitchen, bathroom and lobby. storage cupboard.

## BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub, electric shower with a wet floor, double glazed window facing the side aspect, radiator.

## KITCHEN /DINER

15'3" x 9'8"

Tiled flooring, partially tiled walls, 2X double-glazed windows facing the side aspect and one double-glazed window facing the front aspect, base and eye level units, integrated oven, stainless steel sink, gas-powered combination boiler, integrated five ring gas burner, with extractor over, double doors leading to lounge, plumbing and space available for dishwasher, washing machine and dryer, space for a fridge, radiator.

## LOUNGE

15'5" x 9'8"

Wooden flooring, double-glazed window facing the front aspect, door leading to the entrance hall, radiator.

## RECEPTION HALL

20'9" x 8'2"

Wooden flooring provides access to bedrooms on the ground floor, stairs leading to the first floor, and uPVC double doors leading to the garden. radiator.

## BEDROOM 1/ SITTING ROOM

19'9" x 10'2"

Wooden flooring, radiator, double-glazed window facing the rear aspect.

## BEDROOM 2

11'3" x 8'0"

Wooden flooring, radiator, double-glazed window facing the rear aspect, providing access to a W/C

## W/C

Toilet, wash hand basin,

## FIRST FLOOR

## LANDING

Wooden flooring provides access to all rooms on the first floor.

## BEDROOM 3

12'4" x 9'3"

Wooden flooring, radiator, double-glazed window facing the side aspect,

## BEDROOM 4

12'4" x 10'2"

Wooden flooring, radiator, double-glazed window facing the front aspect.

## BEDROOM 5

11'8" x 8'2"

Wooden flooring, double-glazed velux windows facing the side aspect and rear aspect, radiator.

## OUTSIDE

To the front, there is a paved driveway large enough for parking two vehicles, access into the property via a uPVC door and metal gate leading to the garden. To



the rear, the garden offers a slabbed patio area with a raised lawn, shed, secluded by wooden fencing along the perimeter.

**FREEHOLD**

**COUNCIL TAX BAND - C**

**ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C

Council Tax Rate: £1955.89

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre







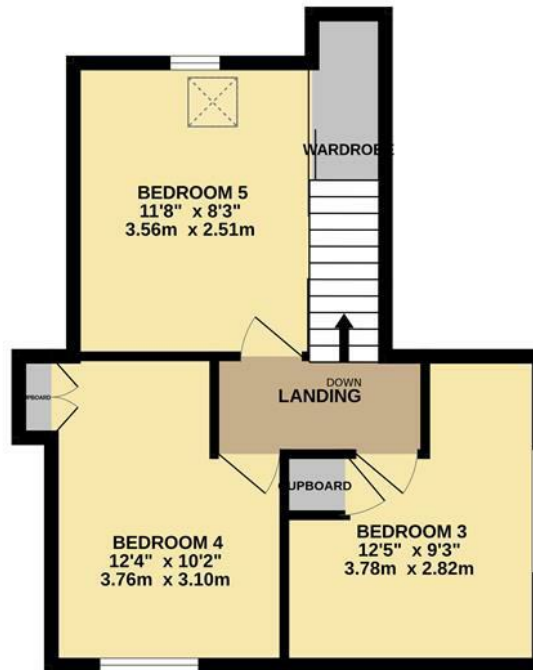
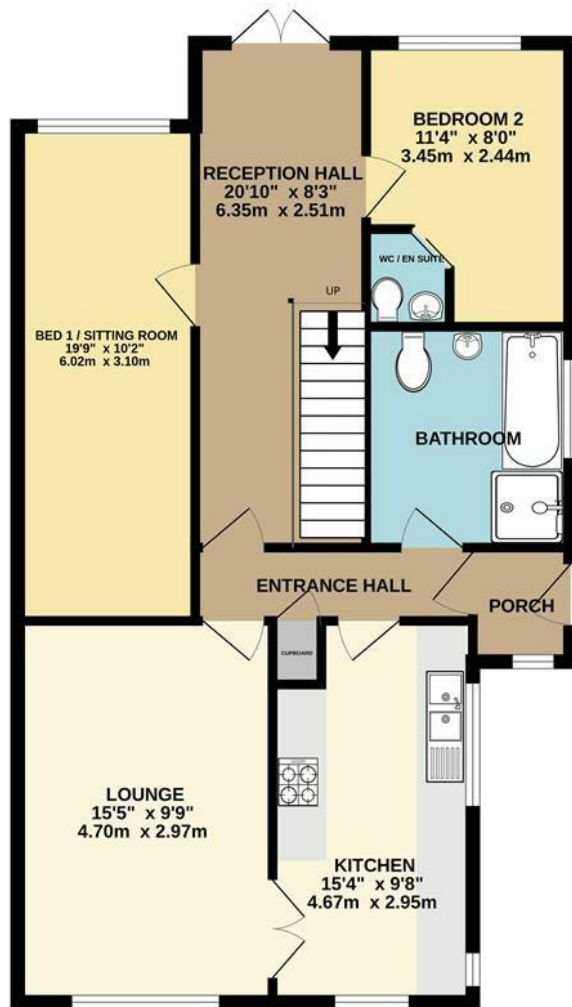
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GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

C

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

