



 NEWTON

41 Dovedale Road, Thurmaston - LE4 8NA
£325,000

 **NEWTON FALLOWELL**

41 Dovedale Road

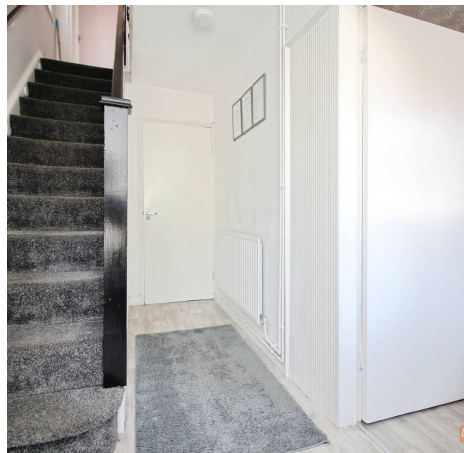
Thurmaston, Leicester

Extended to the rear, walk in and be surprised by this three-bedroom semi-detached home is situated in a popular residential location, making it an ideal choice for growing families. The property is conveniently positioned within walking distance of local schools and benefits from gas central heating. The accommodation comprises an entrance porch, welcoming hallway, comfortable lounge, and an open-plan kitchen diner with an additional living area, ideal as a family room, home office or playroom. To the first floor are three well-proportioned bedrooms, all benefiting from built-in wardrobes, along with a family bathroom and separate WC. Outside, the property offers off-road parking to the front, leading to a single garage, while the enclosed rear garden provides an excellent space for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the space and potential this family home has to offer.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bedrooms, all with built in wardrobes
- Extended semi detached family home
- Open plan kitchen diner
- Driveway and single garage
- Popular residential location
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to your new home

Upon entry to the home you step into the entrance porch, with a door opening through to the entrance hall featuring a staircase rising to the first floor. The primary reception space is flooded with natural light by a window to the front elevation, with open access through to the full width kitchen diner, fitted with a range of wall and base units with complementary work surfaces over, sink and drainer, built in oven, gas hob with hood and space for appliances. With dual aspect glazing and open access through to the living/office area with direct access to the garden.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, each benefiting from built-in wardrobes. The bathroom is fitted with a two-piece suite, while a separate WC is conveniently located adjacent.

Outside

The plot offers a driveway to the front providing off road parking with access to a single garage. The rear garden is split into two sections, the first being a paved area perfect for outdoor sitting and entertaining. There is also an area of lawn and fencing to boundaries.

Location

The property is situated in a highly popular location within easy access of Thurmaston and Leicester city centre and also providing easy access to M1 motorway network and the A46.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band C. 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.

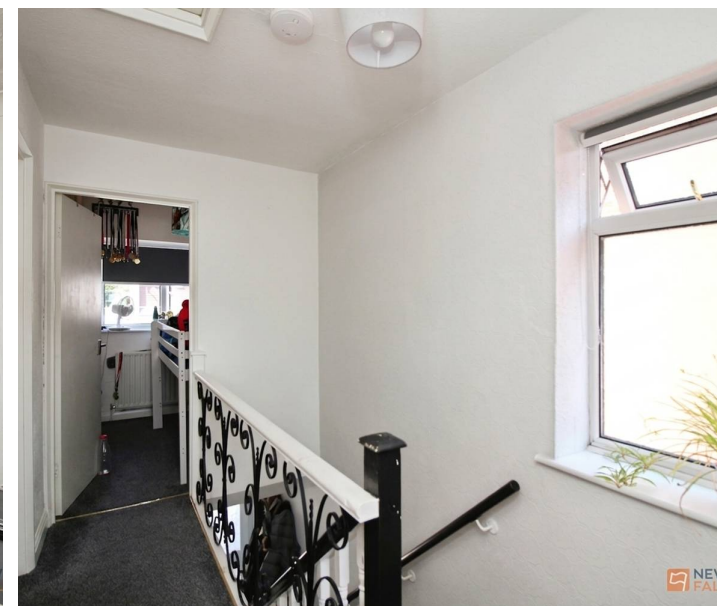
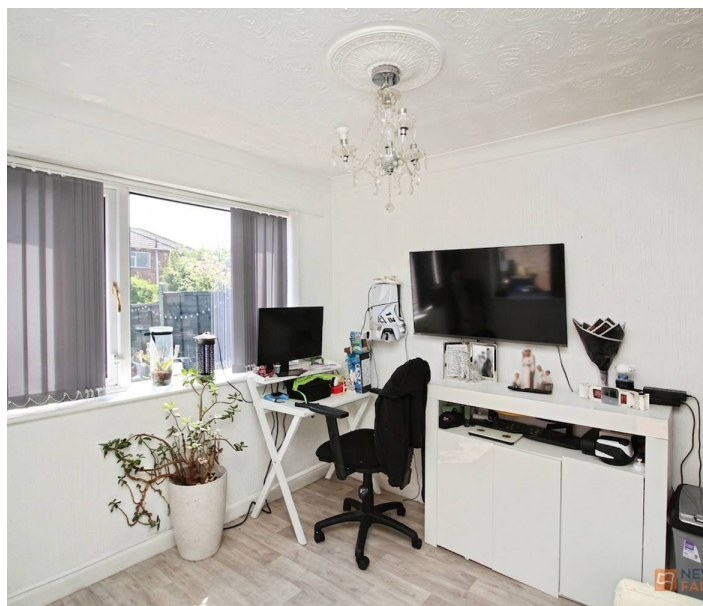


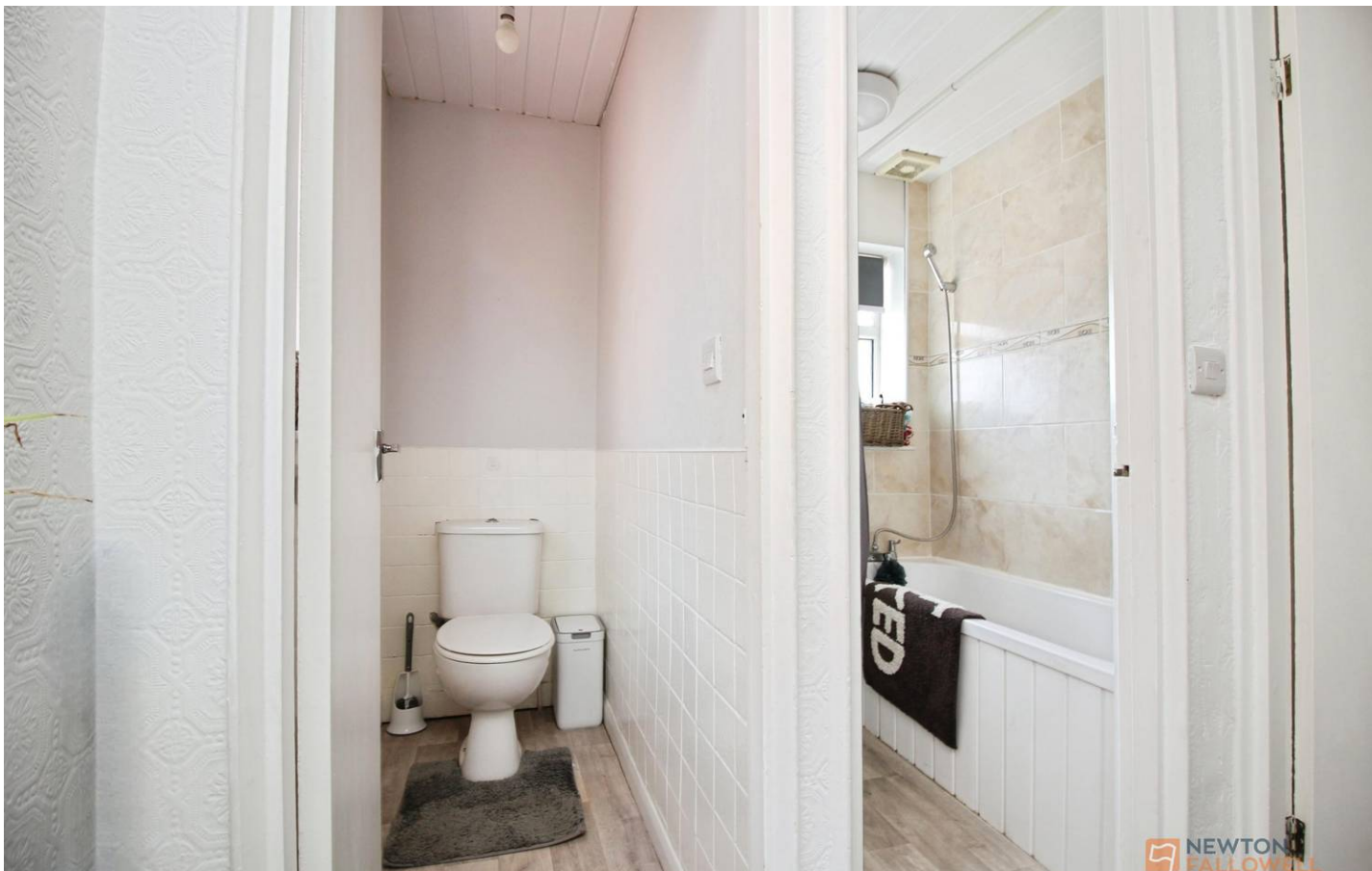
Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





Agents Note

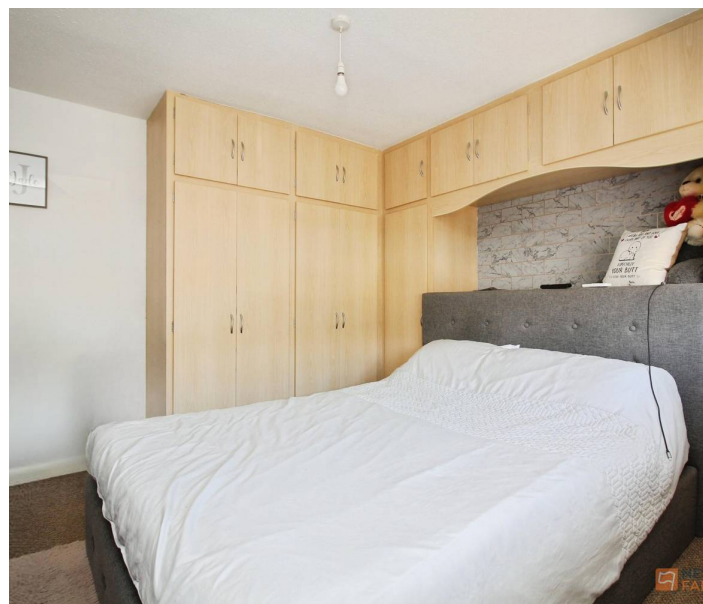
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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 (Everyone Mortgages) 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

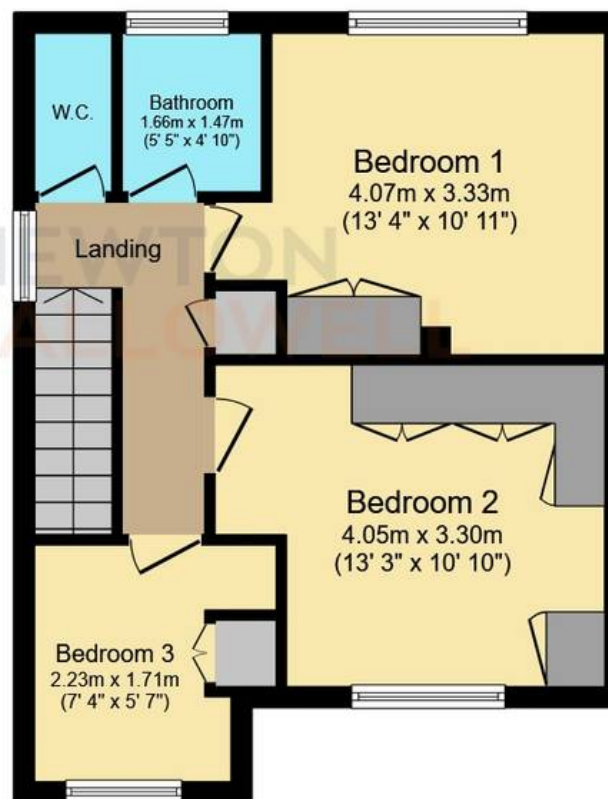
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



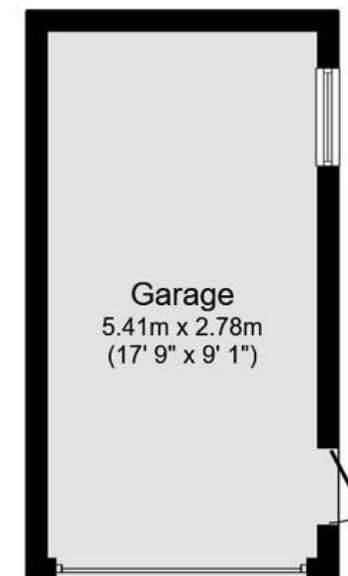




Ground Floor



First Floor



Garage

Total floor area: 102.7 sq.m. (1,106 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Newton Fallowell Syston

Newton Fallowell, 1250 Melton Road - LE7 2HB

01163440110 · syston@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**