



NEWTON

Dovedale Road, Thurmaston - LE4 8ND  
£375,000

 **NEWTON FALLOWELL**

 The Property  
Ombudsman

 THE PROPERTY  
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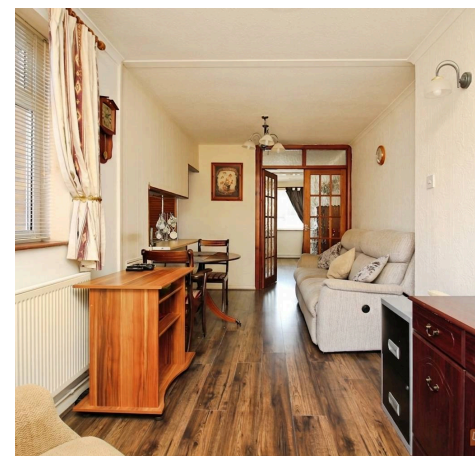
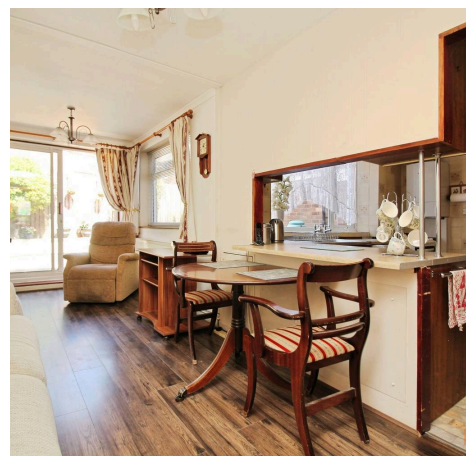
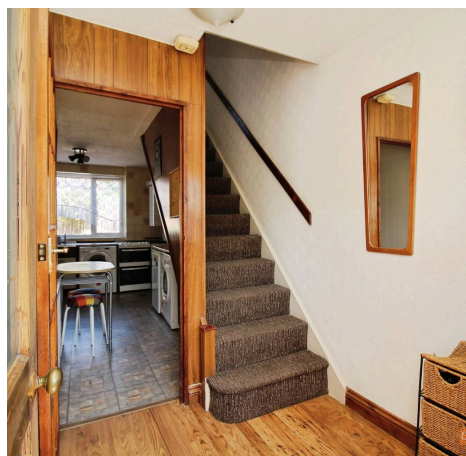
## Dovedale Road

Thurmaston, Leicester

Presenting an exceptional opportunity to acquire an extended semi-detached residence, available with no upward chain and offered for the first time since its construction in 1959. This family home combines classic character with practical living, featuring four well-proportioned bedrooms and a versatile fifth room that can be adapted to suit your needs (ideal as a study, guest room, or transformed into a master suite). The thoughtfully extended layout provides two living spaces and a kitchen. A convenient downstairs WC adds to the every-day functionality. Practicality is further enhanced by ample off-road parking and the rare benefit of two garages, ensuring plenty of space for vehicles and storage. The home is set within a sought-after residential area and therefore an early viewing is highly recommended to appreciate the full potential and enduring appeal of this extended family home.

EPC Rating TBC

- Four/five bedroom extended semi detached home
- Benefiting from leased solar panels to the roof
- Same owner since built in 1959
- Available with no upward chain
- Off road parking and two garages
- Downstairs WC
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!







### Welcome to your new home

Upon entering the property, you're welcomed by a practical porch leading into the entrance hall, where stairs rise to the first floor. The bright and airy main reception room enjoys plenty of natural light from a front-facing window and features a fireplace as its focal point. There is also a lift to the first floor bedroom. Glazed doors open into the extended second reception room, an ideal space for formal dining, with sliding doors leading to the rear garden. The adjoining kitchen is fitted with a range of wall and base units, complementary worktops, tiled splashbacks, a sink and drainer, space for appliances, and a Worcester boiler. A door leads to the first garage, which benefits from light, power, and a convenient downstairs WC. A further door provides access to the second garage, also with light and power, and a personal door opening onto the garden.

### Moving upstairs

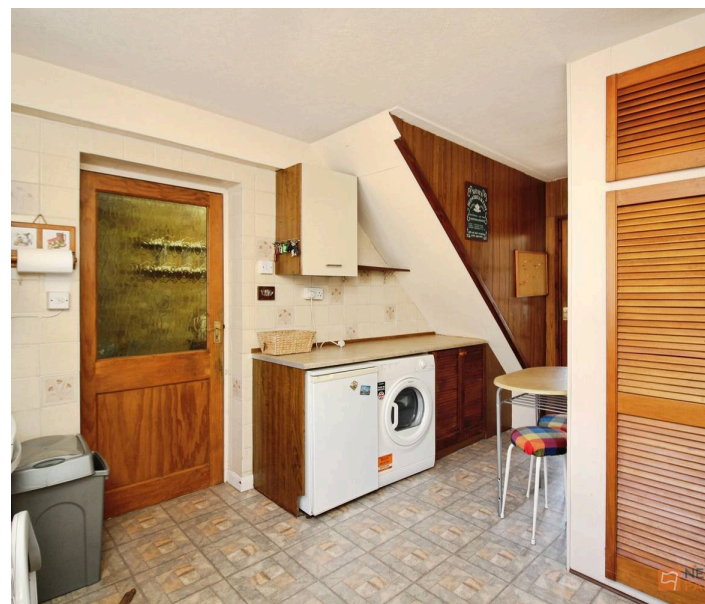
Stairs rise to the first-floor landing, providing access to all bedrooms, three of which benefit from built-in wardrobes. The side extension has created two additional versatile rooms, currently used as bedrooms, but offering excellent potential to be reconfigured into a spacious principal suite with an en-suite, subject to the necessary consents. Completing the first floor is the wet room, fitted with a Mira shower, wash hand basin and WC, finished with complementary tiled surrounds.

### Outside

The property benefits from a driveway to the front, providing off-road parking and access to the garage. To the rear, the enclosed garden has been designed with low maintenance in mind, featuring planted borders and fenced boundaries, creating an ideal space for outdoor dining and entertaining.

### Solar Panels

Please be advised the property benefits from leased solar panels to the roof. These are held on a 20 year lease (expiring 2034). Please feel free to call for further details.





### Location

Thurmaston lies some 4 miles north of the centre of Leicester and has an excellent range of shopping and supermarket facilities, schools, bus services and recreational facilities including nearby Watermead Country Park. For the commuter, the nearby ring road provides access to junction 21 of the M1 and M69.

### Tenure & Council Tax

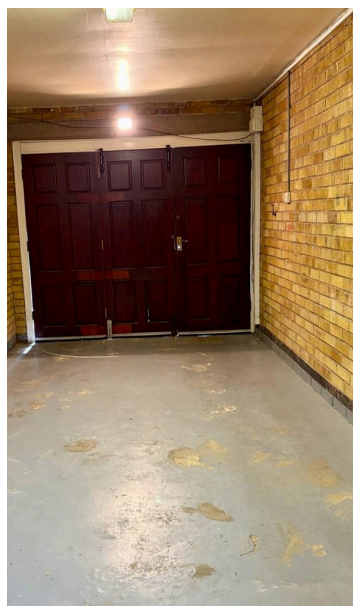
We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### 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**

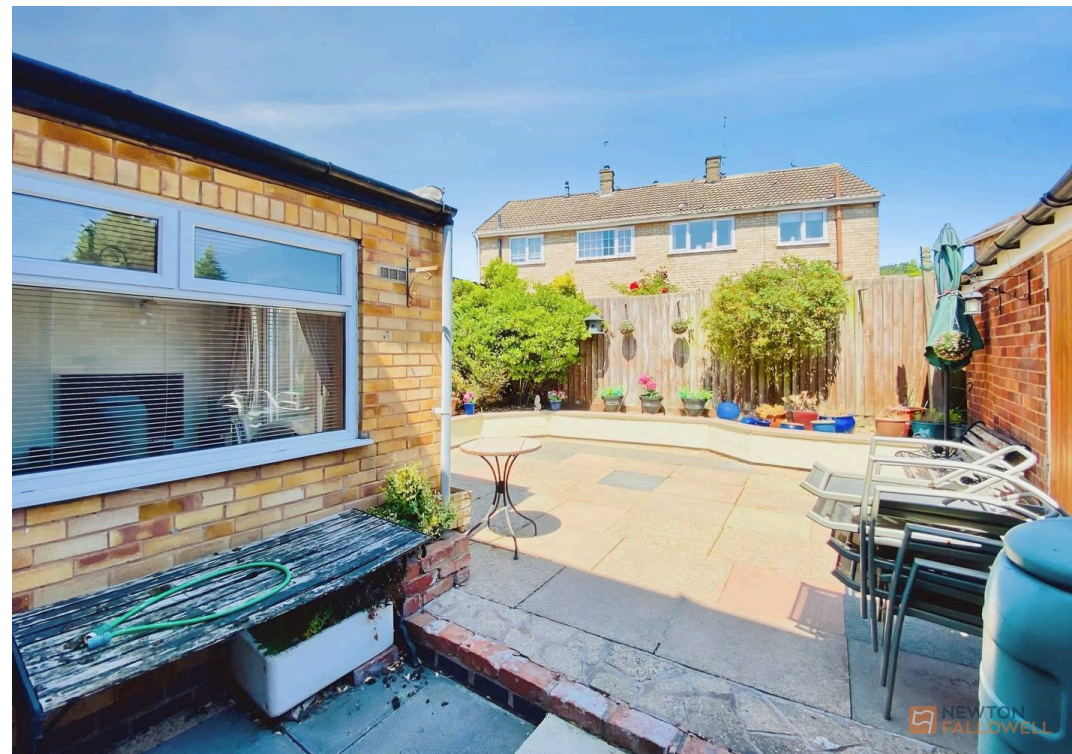
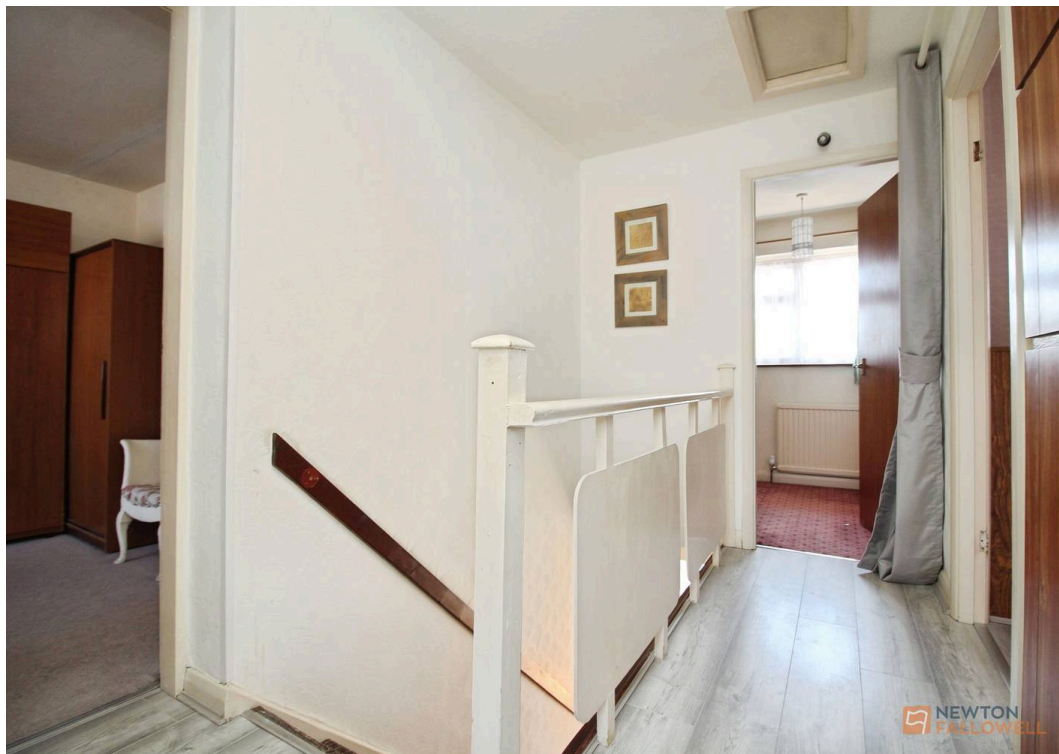
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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."

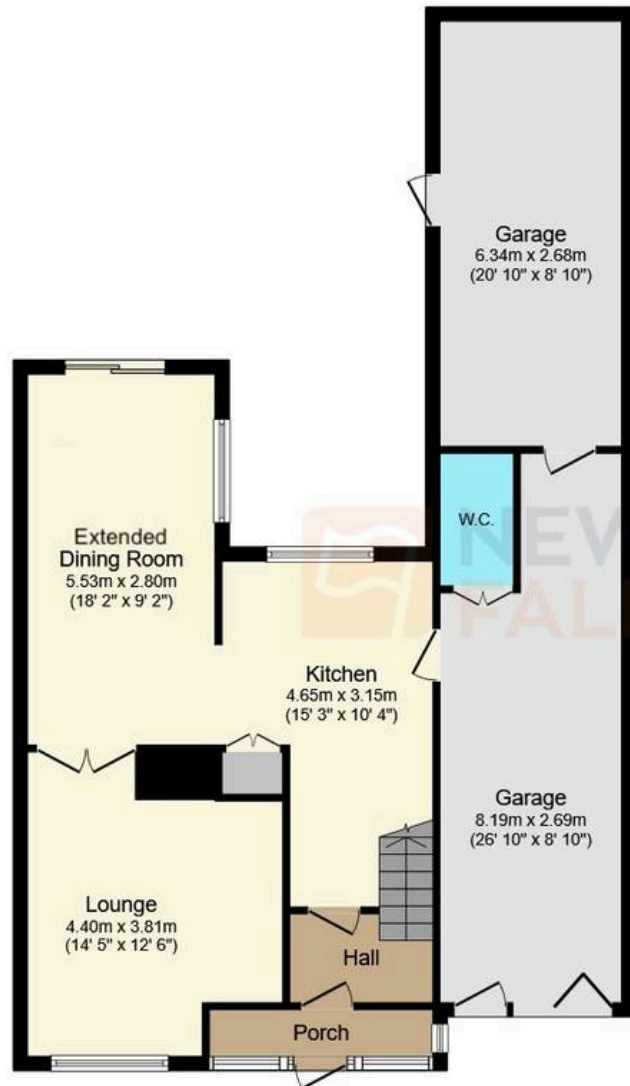
### **Agents Note**

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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

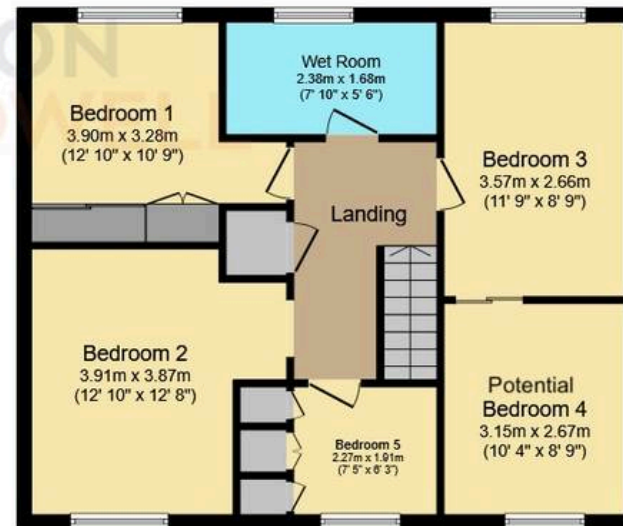








Ground Floor



First Floor

Total floor area: 157.9 sq.m. (1,699 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](http://www.Propertybox.io)



