

JAMES
SELLICKS

26 DULVERTON ROAD

WEST END
LEICESTER
LE3 0SA

GUIDE PRICE £310,000



A stunning three-storey bay-fronted mid-terrace Victorian villa, ideally positioned on this quiet and highly regarded road on the borders of the West End and Westcotes.

Beautifully refurbished by the current owners, the property offers stylish and contemporary accommodation throughout whilst retaining a wealth of original character features and is offered for sale with no upward chain.

Entrance hall • two reception rooms • breakfast kitchen • utility room • ground floor WC • three first floor bedrooms • bathroom • superb attic bedroom • front forecourt • tiered rear gardens • brick outbuildings •EPC - D

Accommodation

Stone steps lead up to a leaded oak front door, opening into an entrance hall with original tiled flooring, housing the stairs to the first floor. To the front of the house is an elegant reception room featuring an electric cast iron log-effect burner with ornate surround and stripped wooden floorboards. The rear reception room offers a cosy yet stylish living space with a cast iron log burner set against an exposed chimneybreast with oak mantel, stripped wooden flooring, and a useful understairs storage cupboard.

The breakfast kitchen boasts a superb range of contemporary, grey eye and base level units and drawers complemented by oak blockwood preparation surfaces incorporating a one and a quarter bowl polycarbonate sink with a flexible mixer tap above. Integrated appliances include twin stainless steel ovens, a halogen hob with stainless steel canopy extractor unit over, fridge and dishwasher. This bright and spacious space has two side windows, a door to the garden and tiled flooring continuing into a utility room with an integrated freezer and microwave, together with space and plumbing for a washing machine and access to a ground floor WC with a two piece suite, housing the concealed Vaillant boiler.

To the first floor, the landing features exposed brickwork and provides access to three well-proportioned bedrooms, all with stripped floorboards and two with characterful cast iron fireplaces. The stylish bathroom is fitted with a contemporary four-piece suite comprising an enclosed WC, bidet, a vanity style wash hand basin with mirrored cabinet over and a double walk-in shower enclosure with fixed and flexible shower heads. One wall is exposed brick, whilst the floor and the remaining three walls are fully tiled, one with a chrome heated towel radiator.

A further staircase rises to a fantastic principal attic bedroom featuring stripped floorboards, exposed brickwork, a cast iron log burner on a slate hearth, and fitted wardrobes with mirrored fronts providing access to useful eaves storage.

Outside

The property enjoys an attractive planted and gravelled forecourt to the front, whilst to the rear are beautifully tiered gardens incorporating a paved patio seating area, a shaped lawn and two useful brick outbuildings.





Location

Dulverton Road lies just off the Old Hinckley Road in the popular West End of Leicester, within easy walking of Narborough Road and Braunstone Gate with its abundance of trendy bars and restaurants, with the city centre, professional quarters and mainline railway station just short distance away.

Tenure: Freehold.

Listed Status: None.

Conservation Area: West End

Local Authority: Leicester City Council

Tax Band: C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Shared side passageway.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

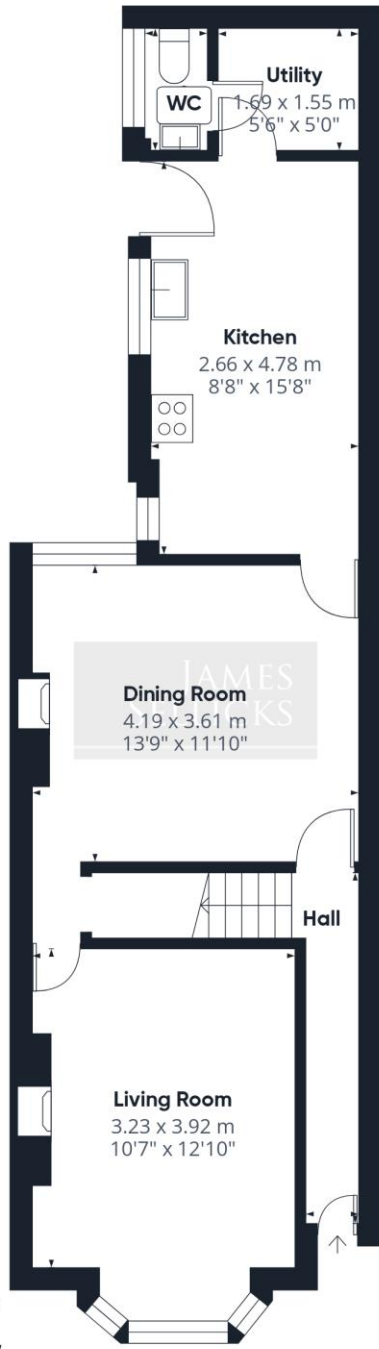
Accessibility: No specific accessibility modifications made.











Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
127.2 m²
1369 ft²

Reduced headroom
3.8 m²
41 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

