

JAMES  
SELICKS

DOVEDALE ROAD

STONEYGATE  
LEICESTER  
LE2 2DN

GUIDE PRICE £700,000



Built in 1927, this handsome, detached home offers a harmonious blend of period features and modern upgrades, with thoughtfully designed interiors and charming outdoor spaces.

Storm porch • entrance hall • dining room • sitting room • dining kitchen • utility room • three generous bedrooms • shower room • walk-in wardrobe • main bathroom • neat frontage • driveway • detached garage • landscaped rear gardens • EPC - D

### Location

Located approximately two and a half miles south of the city centre, Dovedale Road provides convenient access to the professional quarters and mainline railway station with access to London St Pancras in just over one hour. Local shopping facilities can be found along the fashionable Allandale Road/Francis Street shopping parades, with a range of boutiques, bars and restaurants, and a wider range of shopping within Oadby village. Popular private and state schooling can be found nearby in the Leicester Grammar School and Stoneygate Preparatory School located at Great Glen.

### Accommodation

The entire ground floor is fitted with elegant Amtico flooring, contributing to a sense of continuity and style. The entrance hallway sets the tone for the property with a fitted storage unit and decorative picture rail, housing the return staircase to the first floor. The welcoming dining room enjoys natural light from shuttered windows to both front and side, and features a picture rail and an excellent range of built-in storage. The spacious sitting room is equally impressive, boasting a cast iron gas burner on a slate hearth set into the chimneybreast, picture rail, windows to the front and rear, and a door leading to the garden.

The stunning dining kitchen forms the heart of this beautiful home. The kitchen area is light and bright by virtue of two windows and inset ceiling spotlights, and boasts an excellent range of painted eye and base level units and drawers with sleek stone preparation surfaces and upstands, and an undermounted stainless steel sink with mixer tap above. Integrated appliances include a stainless steel AEG microwave and oven with glass splashback, a Siemens induction hob with stainless steel extractor unit above and warming drawers beneath, fridge and freezer; there is also plumbing for a dishwasher and a door leading to the courtyard. The adjoining dining area features stylish built-in storage, ceiling spotlights, feature pendant lighting, space for a dining table and French doors leading onto the patio entertaining area. A utility/cloakroom with an obscure glazed window to the side provides plumbing for an automatic washing machine and tumble dryer, built-in storage, a sink with storage beneath and a low flush WC.

The first floor landing has a window and houses a built-in storage cupboard. The master bedroom is a generous double, featuring windows to both the front and side, a feature fireplace, charming picture rail and built-in cupboard. Bedroom two is also a double, with a rear-facing window, built-in storage, and a picture rail. The third bedroom has a window to the rear, a decorative fireplace surround and a built-in cupboard. A metro-tiled shower/wet room with an obscure glazed window to the front offers a walk-in shower area, a wash hand basin with drawers beneath and a chrome heated towel rail. To the front of the property is a dressing room/walk-in wardrobe. The main shower room continues the contemporary theme, with metro-tiled walls, inset ceiling spotlights, a walk-in shower area, wash hand basin with storage beneath and a mirrored, light-up cabinet above, enclosed WC, chrome heated towel rail and an obscure glazed side-facing window.





#### Outside

The property is accessed via a neat, lawned and shrubbed frontage and a paved pathway to the front door. Gated side access opens to the superb, landscaped rear garden which features a paved patio, a shaped lawned area and a raised, walled planter bordered with slate chippings and mature hedging. Within the rear garden is a hard-landscaped parking area, large enough to accommodate a caravan. To the rear of the plot, a driveway provides additional car standing space and access to a detached garage with a personal door and window, beyond which is an additional orchard area.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** E

**Listed Status:** None

**Conservation Area:** None

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

**Broadband delivered to the property:** Assumed fibre, speed unknown.

**Non-standard construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

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

**Accessibility:** Two-storey property, hand rail to front, grab rail in shower.

**Planning issues:** None our Clients are Aware of.

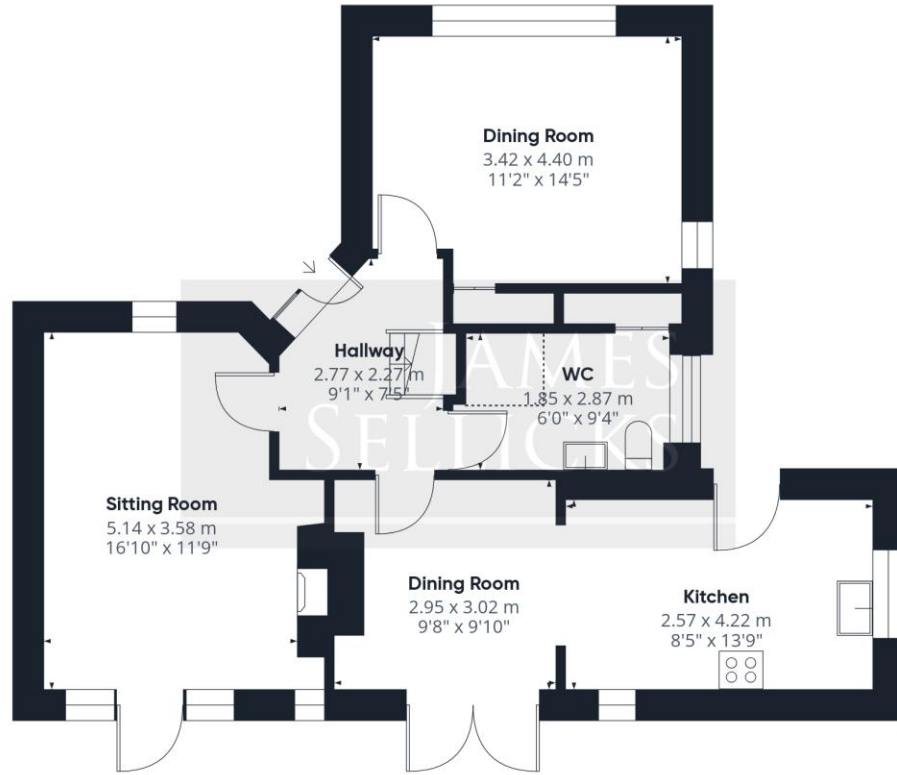








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

124.3 m<sup>2</sup>

1340 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>

11 ft<sup>2</sup>

(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.

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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.

