



Dovedale Road, Thurmaston
Leicester, Leicestershire, LE4 8NB



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£389,950**

Significantly extended, walk in and be surprised by this three/four bedroomed semi detached family home perfect for growing families in search of more space. Boasting an upgraded central heating boiler, the layout includes an entrance porch and hall, lounge, further reception space ideal for use as a playroom, home gym or office space, kitchen diner, utility room and shower room. Upstairs you will find three double bedrooms and a family bathroom, the main bedroom enjoying the use of a walk in wardrobe which was originally the fourth bedroom and could be transformed back, The plot offers a driveway to the front giving access to an integral garage, with a mainly laic to lawn rear garden featuring raised decking areas perfect for outdoor entertaining. An early viewing is highly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-95%) A			(B2-95%) A
(81-91%) B			(B1-91%) B
(69-80%) C			(D9-80%) C
(55-68%) D			(D5-68%) D
(39-54%) E			(D9-54%) E
(21-38%) F			(F1-38%) F
(1-20%) G			(G1-20%) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect place for your coats and shoes, the entrance porch is presented with tiled flooring and offers a door leading to the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and a door leading to the:

Lounge

13'5" x 16'2" (4.10m x 4.95m)

Positioned around a feature fireplace, the living space offers a window to the front elevation, wood effect flooring, coving and a central heating radiator. Open access leads though to the:

Sitting/Study Area

8'9" x 8'11" (2.68m x 2.72m)

Ideal for use as a study area or a further place to sit, there is wood effect flooring, central heating radiator and open access through to the kitchen. Two folding doors lead to the:

Playroom/Games Room

10'5" x 8'11" (3.19m x 2.74m)

Perfect for use as a home gym, games room or gym, there is a central heating radiator, ceiling fan, and carpet flooring.

Kitchen Diner

10'8" x 21'4" (3.27m x 6.52m)

Affording plenty of space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer unit, space for range cooker with fitted extractor hood, wine cooler and space for a fridge freezer. With two rear elevation windows, spotlighting, tiled flooring, central heating radiators and patio doors to the garden. A door leads to the:

Utility Room

5'6" x 9'3" (1.68m x 2.83m)

Providing further storage and space for appliances, with a central heating radiator, tiled flooring, side access door and a door leading to the:

Downstairs Shower Room

4'11" x 6'6" (1.50m x 2.00m)

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail and dual aspect glazing.

First Floor Landing

Giving access to the bedrooms and bathroom, with a built in cupboard and a hatch to the loft space.

Bedroom One

20'2" x 13'7" (6.16m x 4.16m)

Created by an extension to the side, bedroom one is a larger than normal double offering dual aspect glazing, two central heating radiators and wood effect flooring. Open access leads through to the:

Dressing Room/Potential Fourth Bedroom

6'3" x 7'5" (1.91m x 2.26m)

Currently being used as a walk in wardrobe, but would equally make a fantastic single bedroom as originally designed.

Bedroom Two

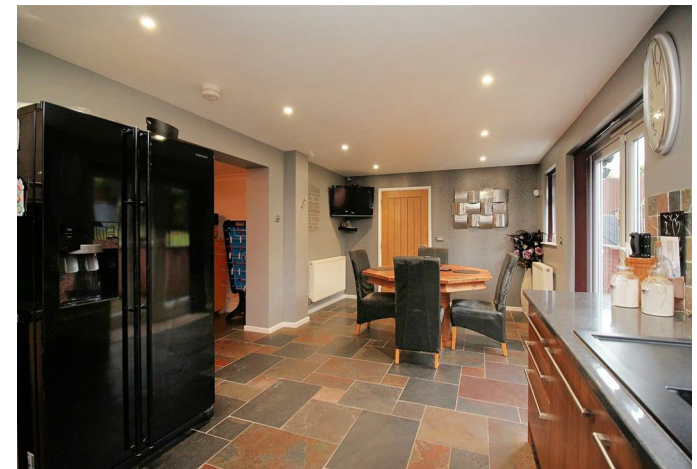
12'5" x 13'2" (3.80m x 4.020)

A second double room offering a window to the front elevation, wood effect flooring and a central heating radiator.

Bedroom Three

10'11" x 13'1" (3.34m x 4.01m)

A third double room offering a window to the rear elevation, central heating radiator, wood effect flooring and a cupboard housing the upgraded central heating boiler.



Family Bathroom

5'5" x 7'9" (1.66m x 2.38m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiling, heated towel rail and a window to the rear elevation.

Outside

The plot offers a driveway to the front providing off road parking and gives access to the integral garage. To the rear is a mainly laid to lawn garden featuring a patio area adjacent to the accommodation. With a feature treehouse and a raised decking area ideal for outdoor entertaining. The hot tub is negotiable.

Garage

20'2" x 13'7" (6.16m x 4.16m)

With light, power, electric door to the front, useful storage cupboard and a rear access door.

Tenure & Council Tax

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

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Agents Note

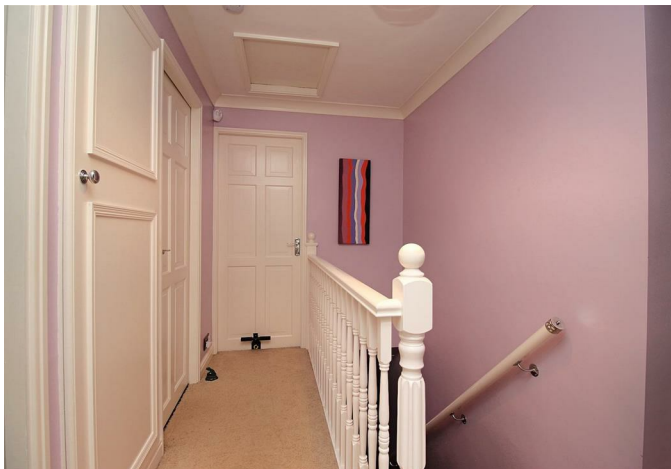
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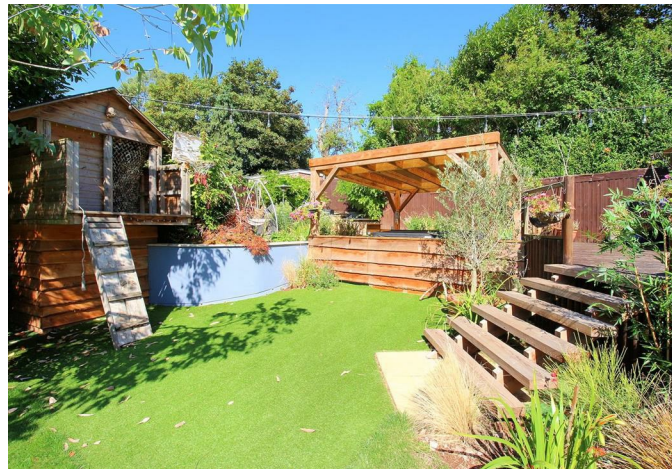
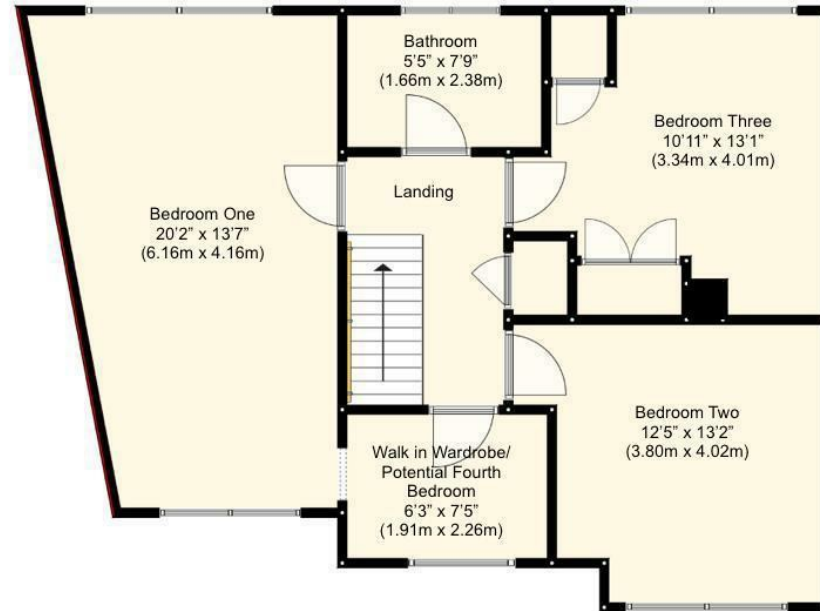
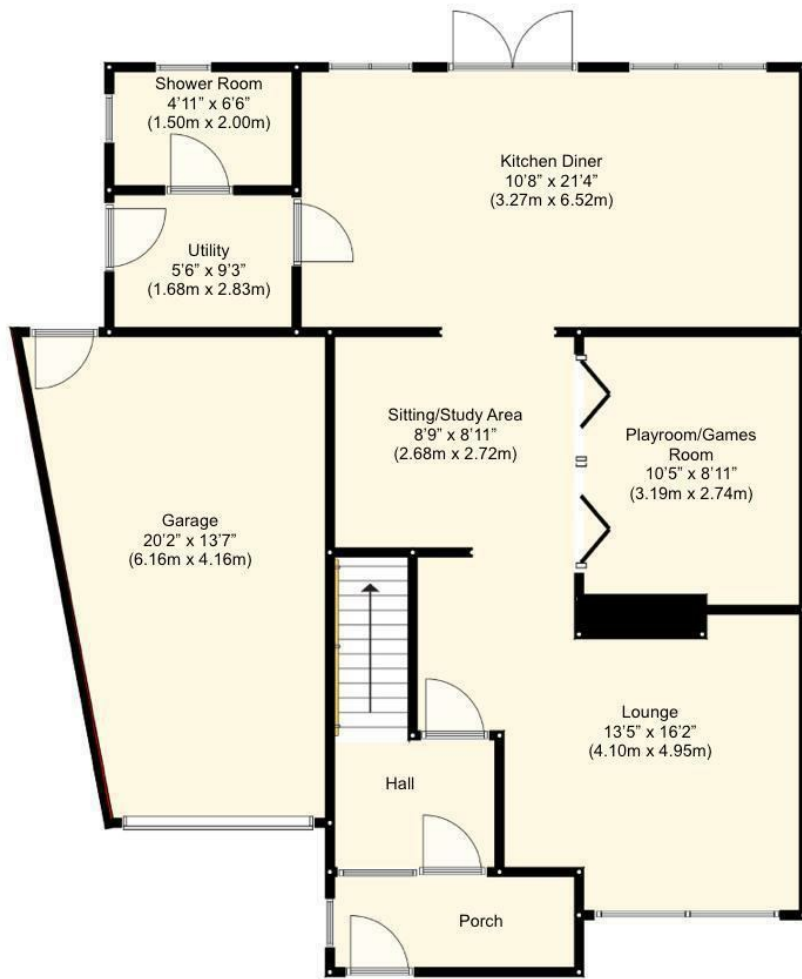
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