

JAMES
SELICKS

26 DOVEDALE ROAD
STONEYGATE
LEICESTER



SALES LETTINGS SURVEYS MORTGAGES



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26 Dovedale Road
Stoneygate
Leicester LE2 2DJ

A stunning and meticulously presented period semi-detached home offering beautifully styled accommodation with four bedrooms and two bathrooms, on a lovely corner plot ideal for the growing family. The property is thought suitable for extension (subject to the necessary planning consents).

Entrance porch | entrance hall | sitting room | dining room | refitted kitchen | large utility room | ground floor shower room | three first floor bedrooms | family bathroom | second floor study area | bedroom four | lawned front and side gardens | beautifully maintained lawned rear gardens | single garage | EPC - E

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 nearby Allandale Road/Francis Street shopping parades, providing a range of boutiques, high fashion stores, bars and restaurants, with a wider range of shopping within Oadby village. Popular private and state schooling can be found nearby with the Leicester Grammar School and Stoneygate Preparatory School located at Great Glen.

ACCOMMODATION

The property is entered via leaded front door into a porch with attractive black and white tiled flooring, windows to front and side and an inner door leading into the entrance hall with a beautiful stained and leaded window to the side and tiled flooring, housing the return staircase to the first floor with an understairs storage cupboard beneath. The comfortable sitting room has a secondary glazed bay window with carefully restored original wooden frame to the front elevation, a beautiful inset cast iron fireplace with tiled inserts and a wooden surround, ceiling coving, dado rail and oak flooring. The dining room has an inset cast iron horseshoe shaped fireplace with painted surround, a storage cupboard and shelving built into the chimneybreast recess, ceiling coving, oak flooring and uPVC double glazed sliding patio doors leading onto the rear garden. The breakfast kitchen boasts an excellent range of urban gloss fronted base level units with ample polygranite preparation surfaces above, an undermounted sink with mixer tap over, tiled splashbacks, integrated appliances include a stainless steel gas oven with five-ring gas hob and stainless steel and glass extractor unit above, fridge, freezer and dishwasher, a large island unit with oak blockwood top providing further storage and breakfast bar space, inset ceiling spotlights, wooden flooring and two uPVC double glazed windows overlooking the rear elevation.





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A large utility room provides a range of base and tallboy units, plumbing for automatic washing machine (and adequate space for a separate dryer if required) has laminate flooring and a uPVC double glazed window and oak door leading to the rear garden. A ground floor shower room provides a three piece suite comprising a low flush WC, wall hung wash hand basin with mixer tap and a tiled shower cubicle, chrome heated towel rail, tiled flooring and a uPVC double glazed window to the front.

To the first floor is a landing with a secondary glazed window to the side. The master bedroom has ceiling coving, two bespoke, solid wood built-in wardrobes with drawers beneath and a secondary glazed bay window to the front. Bedroom two has a cast iron feature fireplace with tiled inserts and painted surround, and uPVC double doors leading onto a rear balcony overlooking the garden.

Bedroom three has a secondary glazed window to the side (potential to extend over utility, subject to planning). The family bathroom has a white three piece white suite comprising low flush WC, pedestal wash hand basin and a shaped bath with fixed and flexible shower heads, a chrome heated towel rail, fully tiled walls and floor, inset ceiling spotlights and two uPVC double glazed windows to the side and rear elevations.



To the second floor is a study area with eaves storage, built-in wardrobes and a secondary glazed window to the rear elevation. Bedroom four has a secondary glazed window to the side elevation.

OUTSIDE

To the front and side of the property are attractive lawned gardens with a variety of floral and planted borders and a paved path to the front door. To the rear of the property are neat, lawned gardens with planted borders, paved patios, a raised, decked seating area with waterproof electric supply, timber shed, fenced boundaries and a single garage located to the rear of the garden, accessed off Freemantle Road.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing over the Victoria Park roundabout, eventually taking a left hand turn into Guilford Road, just before the Dentique Dental Practice. Take the third right hand turn into Freemantle Road and first left into Dovedale Road where the property can be located immediately on the right hand side.



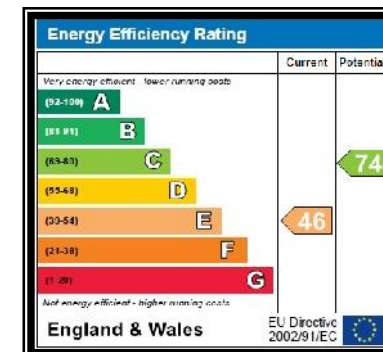
26 Dovedale Road, Stoneygate, Leicester LE2 2DJ

Total Approximate Gross Internal Floor Area = 1716 SQ FT / 159 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





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Measurements 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.

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