



1 Dorchester Close, Blaby, Leicester. LE8 4AG

- Superb Extended Four Bedroom Detached Property On A Corner Plot Position
- Entrance Hall, Cloaks/Wc, 19ft Living Room, Fitted Kitchen
- Dining Room, Study Room
- Four Double Bedrooms, Generous Landing Area
- Family Bathroom, En Suite Shower Room
- Gas Fired Central Heating System, Double Glazing
- Car Standing, Single Garage With Electric Door, Rear Store
- Viewing Essential To Appreciate The Plot, Size And Layout Of Accommodation
- Attractive Rear Garden, No Chain
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Superb extended four bedroom detached property offering well presented and flexible accommodation. Sitting on an enviable corner plot position the property comprises of entrance hall, cloaks/wc, store, good size living room with doors to the rear, kitchen with a range of base and wall units, access to dining area with patio doors leading to the garden and further access to the front study room. To the first floor the generous landing give access to all four double bedrooms and a large family bathroom with three piece suite and additional shower cubicle. Externally to the front the property sits on a corner plot position with a block pave drive providing ample car standing and access to the single garage with electric door and further rear garden store. The rear garden has a social patio area, lawn with borders, side patio, green house and fence surround. An early internal viewing of the property is essential to appreciate the style, size and layout of this lovely family home. No onward chain. EPC rating is grade D, Council tax is band D



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

19' 5" x 15' 1" red to 11'0 (5.92m x 4.60m)

Kitchen

13' 6" x 6' 10" (4.11m x 2.08m)

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

Study

9' 11" x 7' 2" (3.02m x 2.18m)

Landing

10' 11" x 6' 7" plus rec (3.33m x 2.01m)

Bedroom

11' 0" x 9' 11" (3.35m x 3.02m)

En Suite Shower Room

Bedroom

11' 0" to back of robe x 9' 2" (3.35m x 2.79m)

Bedroom

9' 11" x 9' 9" (3.02m x 2.97m)

Bedroom

9' 11" x 9' 6" (3.02m x 2.90m)

Family Bathroom

10' 11" x 6' 2" (3.33m x 1.88m)

External

Garage

15' 7" x 8' 2" (4.75m x 2.49m)

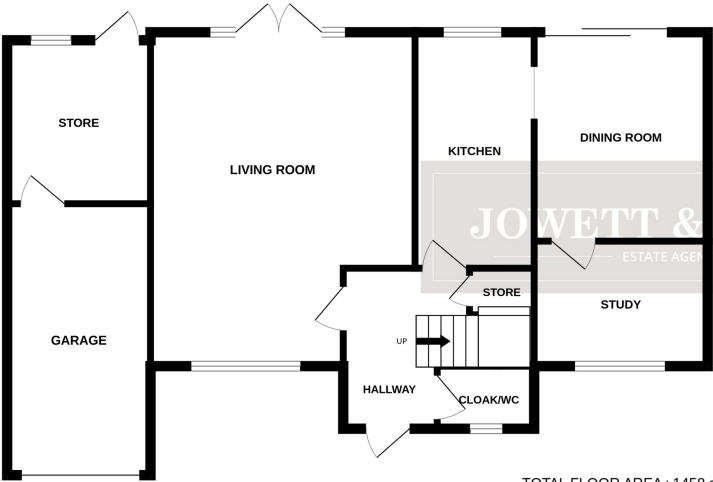
Store

9' 5" x 8' 2" (2.87m x 2.49m)

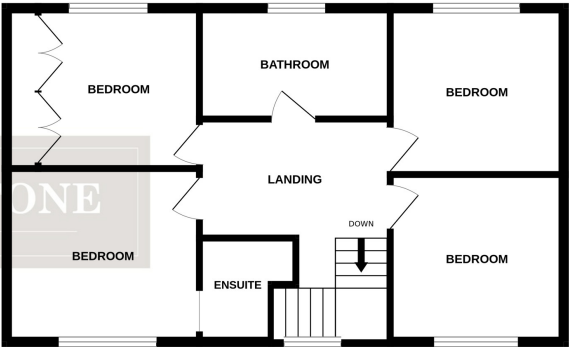
Rear Garden



GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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