

FOR
SALE



Dorothy Avenue, Glen Parva, Leicester LE2 9JD

£375,000 - Freehold

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PROPERTY DESCRIPTION

The Jewell In the Crown ! - This fabulous THREE DOUBLE BEDROOM EXTENDED semi-detached home has outstanding accommodation comprising, entrance porch, entrance hall, extended lounge, formal dining room, extended fitted breakfast kitchen, first floor landing three double bedrooms, bathroom and a separate shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the front giving access to single garage which leads through to a work shop. To the rear there are stunning private gardens with plenty of entertaining space on offer. Early viewing would be considered essential to appreciate the level of accommodation on offer!

POINTS OF INTEREST

- *Extended Semi-Det*
- *Three Double Beds*
- *Lounge*
- *Dining Room*
- *Fitted B/fast Kitchen*
- *Large Garden*
- *Single Garage*
- *Work Shop*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to the front aspect.

Entrance Hall

Door to the front aspect, stairs to first floor landing, under stairs cupboard, tiled flooring and radiator.

Extended Lounge

18' 11" x 12' 4" (5.77m x 3.76m) UPVC double glazed window to the rear aspect, laminate flooring and two radiators.

Formal Dining Room

15' 3" x 12' 11" (4.65m x 3.94m) UPVC double glazed bay window to the front aspect, wooden flooring, feature fireplace and radiator.

Extended Fitted Breakfast Kitchen

14' 8" x 9' 6" (4.47m x 2.90m) UPVC double glazed window to the rear/side aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units with built in range cooker, extractor, sink/drain, fridge/freezer, dish washer, washing machine, tiled flooring and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the side aspect and loft access.

Bedroom One

12' 11" x 12' 11" (3.94m x 3.94m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

10' 0" x 9' 11" (3.05m x 3.02m) UPVC double glazed window to the rear aspect (with beautiful views over the rear garden), fitted wardrobe, ceiling spot lights and radiator.

Bedroom Three

9' 1" x 8' 1" (2.77m x 2.46m) UPVC double glazed window to the rear aspect (with beautiful views over the rear garden) and radiator.

Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over, part tiled walls, heated towel rail and ceiling spot lights.

Shower Room

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, laminate flooring and heated towel rail.

Front Garden

To the front of the property there is a block paved driveway giving access to a single garage.

Single Garage

18' 3" x 8' 2" (5.56m x 2.49m) With electric roller shutter door, power and lighting and double doors leading to the rear of the property.

Rear Garden

To the rear of the property there are outstanding good size private gardens with an array of entertaining areas, laid to lawn garden with a mix of trees shrubs and planted surround.

Work Shop

15' 9" x 7' 11" (4.80m x 2.41m)

Additional Notes:

In accordance with section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of the property. The property being sold is a relation of a member of staff at David Robinson Estate Agents LTD.

Council tax band D (Blaby District Council)

Standard Brick Construction Tiled Roof

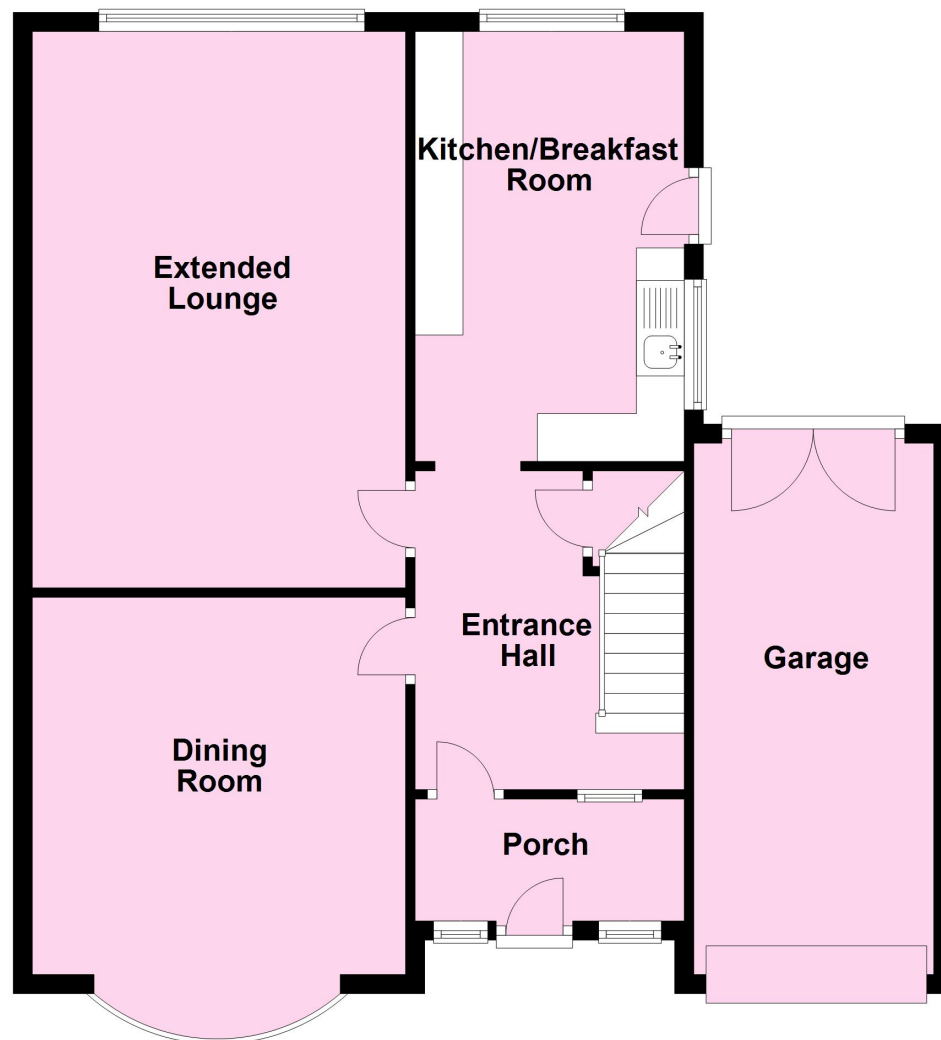
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

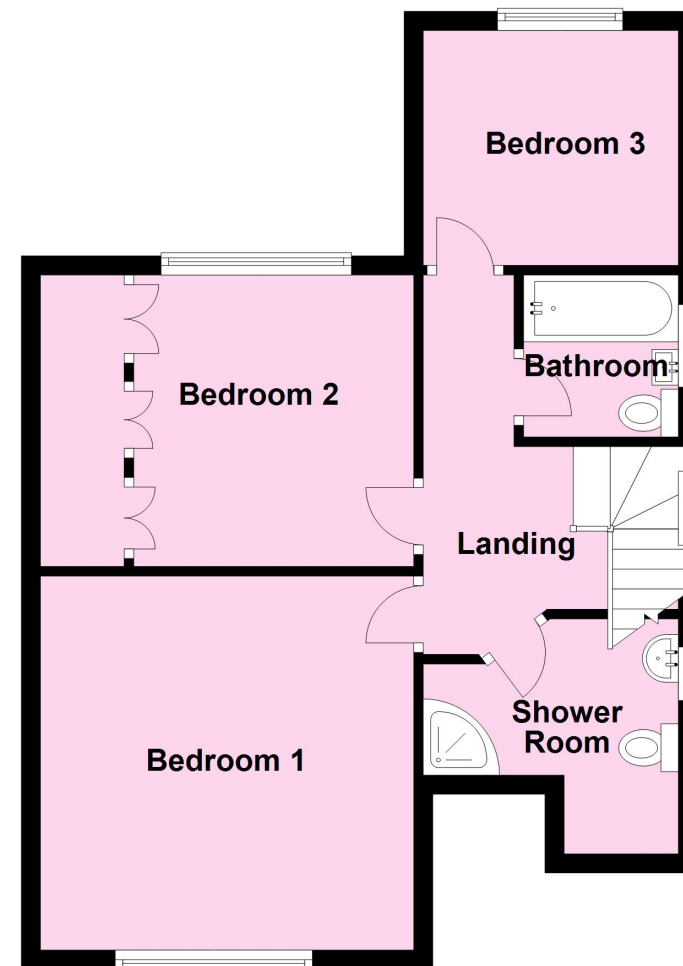
Ground Floor

Approx. 80.7 sq. metres (869.0 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Total area: approx. 130.7 sq. metres (1406.5 sq. feet)