

Dorchester Road
Western Park, Leicester

Asking Price: £320,000



Oliver Rayns
ESTATE AGENTS

- Extended Open Plan Kitchen Dining Family Space
- Finished To An Exceptional Modern Specification
- Character Stained Glass Features Retained Throughout
- Private Rear Garden
- Three Well Proportioned Bedrooms

- Stylish Contemporary Kitchen With Integrated Appliances
- Spacious Bay Fronted Living Room
- Useful Side Utility Area, Downstairs WC
- Located In Sought After Western Park
- Potential Driveway STPP

This beautifully presented three bedroom semi-detached home has been thoughtfully renovated and extended to create a stylish family home finished to an exceptional standard throughout.

Positioned in sought-after Western Park, this home combines attractive period character with contemporary design, offering bright and spacious living across both floors, with charming stained glass features retained within the entrance door and internal detailing adding warmth and character to the home.

The ground floor is centred around a stunning open-plan kitchen and dining space to the rear, fitted with sleek high-gloss cabinetry, integrated appliances and bifold doors opening directly onto the garden, creating an ideal space for entertaining and everyday family living. The rear extension has been completed to a high specification with modern flooring, recessed lighting and a clean contemporary finish throughout. To the front of the property is a separate living room with bay window providing a cosy yet elegant reception space. The property also benefits from a useful side lobby and utility area providing additional storage and practicality, along with a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom finished in neutral tones. The principal bedroom offers generous proportions, while the remaining rooms provide flexibility for children, guests or home working.

Externally, the property benefits from a beautifully maintained private rear garden which is not overlooked, featuring a raised decked seating area and lawned garden bordered by mature planting and fencing, creating a secluded outdoor space ideal for relaxing and entertaining.

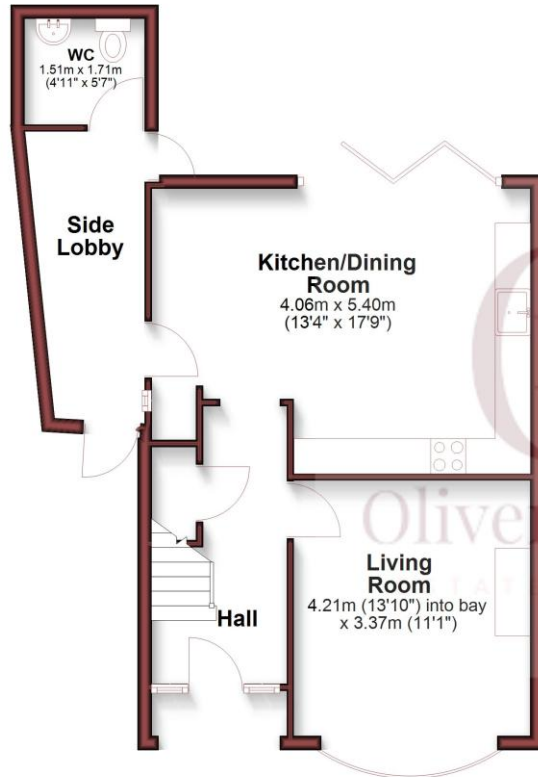
This is a superb opportunity to acquire a turnkey home in a highly desirable location, with further potential subject to the relevant permissions. Please note a purchaser would need to seek the necessary planning consent and approvals to create a dropped kerb and convert the frontage into a driveway.





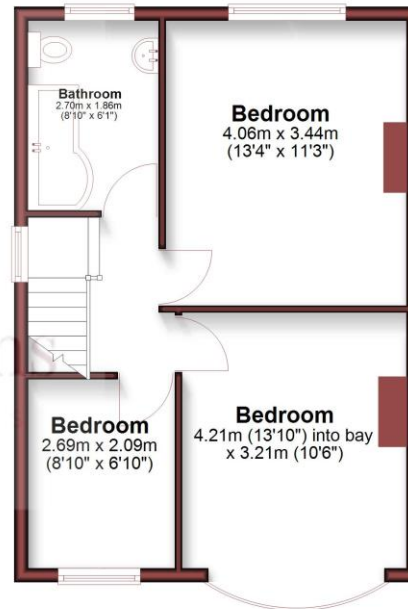
Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 94.2 sq. metres (1013.9 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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