



### 3 bed bungalow to buy in LE3

Dumbleton Avenue, Leicester,  
Leicestershire, LE3 2EH

**£299,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Double Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Bungalow
- ✓ Conservatory
- ✓ Leicester City Council - D
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Welcome to Dumbleton Avenue - a truly one-of-a-kind bungalow offering generous and spacious living space. The property boasts off-road parking for multiple vehicles, a garage, two double bedrooms, a bright conservatory, a large kitchen with utility area, a spacious lounge, and a wrap-around garden ideal for relaxing or entertaining.

Tucked away in a quiet cul-de-sac, this home offers the best of both worlds: peace and privacy, with excellent access to Leicester's amenities. The M1 and M69 are just minutes away, and Fosse Park sits conveniently on the doorstep.

Packed with potential, the property offers scope for extension to the rear and side, as well as the opportunity for a loft conversion to create additional bedrooms. Ready and waiting to be transformed into a forever home, this is an exciting opportunity not to be missed.

ENTRANCE PORCH UPVC framed, double glazed French doors to the front exterior.

HALLWAY Wooden framed front door, frosted glass panes, entrance to box bedroom, storage cupboard housing meters underlay.

LOUNGE 15' 11" x 10' 11" (4.85m x 3.33m) Two UPVC framed double glazed windows, carpeted flooring, stoned feature, radiator, fireplace.

KITCHEN/DINER 15' 11" x 13' 10" (4.85m x 4.22m) Fitted kitchen with a range of wall and base units, double glazed window looking out to the front garden, carpeted flooring, leading too utility, W/C and back garden.

UTILITY UPVC framed double glazed window overlooking front garden, electric supply, white painted brick walls, lino flooring.

W/C UPVC double glazed window to the side aspect, being fitted with low level w/c.

BEDROOM 1 10' 2" x 10' 11" (3.1m x 3.33m) UPVC framed double glazed window overlooking back garden, fitted wardrobes, underlay, radiator.

BEDROOM 2 11' 0" x 9' 11" (3.35m x 3.02m) UPVC framed sliding door leading to conservatory, carpeted flooring, radiator.

BEDROOM 3 10' 0" x 6' 9" (3.05m x 2.06m) UPVC framed double glazed window overlooking front garden, built in wardrobe, carpeted flooring, radiator.

BATHROOM Three piece olive bathroom suite, integrated tiled shower unit, tiled flooring, tiles walls, UPVC framed double glazed window.

GARAGE 26' 5" x 10' 4" (8.05m x 3.15m) Storage, access to back garden, concrete flooring.

FRONT GARDEN Landscaped slabbed frontage comprising of two ponds, driveway for multiple vehicles, access to rear garden and land to the side elevation (previously used as an allotment), access to garage.

GARDEN Mix of grassed and slabbed areas, pathway round the property, patio area.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £299,000

Property Type: Bungalow

Parking: Double Garage, Driveway

Year built: 1975

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

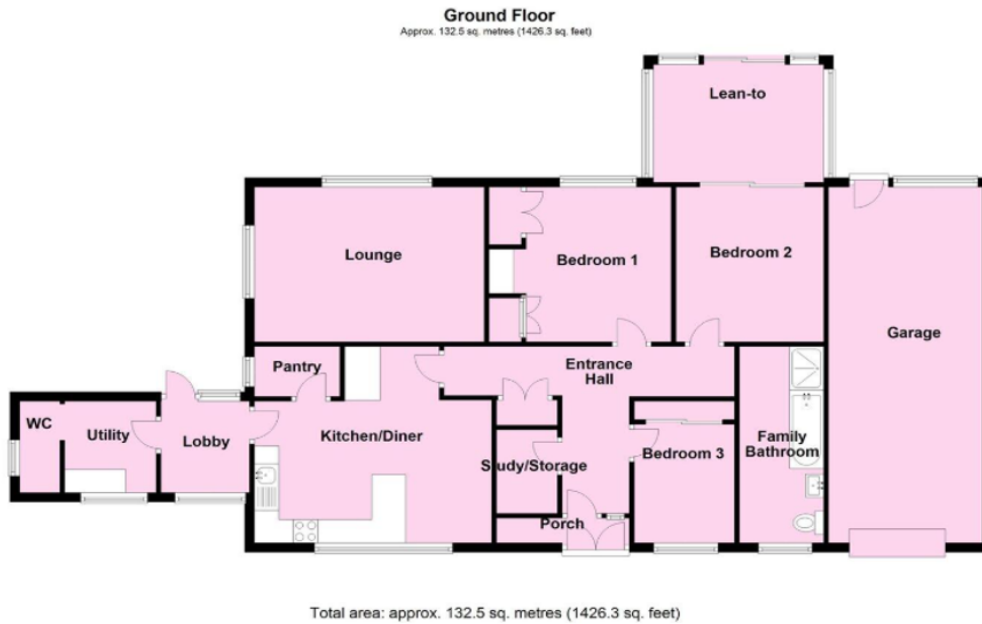
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Dumbleton Avenue, Leicester, Leicestershire, LE3 2EH

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

