

JAMES SELICKS

16 MARYLEBONE PLACE

FREEMENS MEADOW, LEICESTER LE2 7LS



A superb three bedroom, three-storey detached home offering versatile accommodation with three terraces, secure off road parking and a landscaped garden, located within walking distance of a beautiful wild flower meadow leading down to the River Soar.

Hall • 2 ground floor bedrooms • bathroom • 1st floor open plan living/dining kitchen • sitting room • balcony • sun deck • 2nd floor study & dressing areas • sun terrace • master bedroom • en-suite • secure parking • landscaped garden • security alarm • Ring system • EPC - B

Location

Freemens Meadow is located just a short walk from the fashionable West End with its abundance of trendy bars and restaurants, plus the River Soar and Aylestone Meadows Nature Reserve. It is approximately a mile and a half south-west of the thriving city centre with its cultural and professional quarters, hospitals, universities and mainline railway station offering access to London St. Pancras in little over an hour.

Accommodation

A composite front door leads into an entrance hall with wood laminate flooring, a door providing access to the carport, and the stairs to the first floor with an understairs storage cupboard under. Ground floor bedroom two has wood laminate flooring and a window to the side overlooking the garden. Bedroom three has a built-cupboard and a window to the side. The ground floor bathroom has a pedestal wash hand basin, enclosed WC, panelled bath and a tiled shower enclosure, part tiled walls, a towel rail, wood laminate flooring and an opaque glazed window to the rear.

To the first floor, a landing houses the stairs to the second floor and gives access to the spacious open plan living/dining kitchen boasting an excellent range of eye and base level units and drawers, further matching unit housing the Logic Heat 15 boiler, ample wooden preparation surfaces, an inset one and a half bowl stainless steel sink and drainer unit with mixer tap above. Integrated appliances include an Electrolux stainless steel oven with gas hob and stainless steel extractor unit above, fridge, freezer, Electrolux dishwasher and washing machine. There is wood laminate flooring and windows to the side and rear. The sitting room has wood laminate flooring and French doors to a Juliet balcony affording views towards the River Soar and King Power Stadium, with a further door leading onto a pleasant sun deck with views of the garden.

To the second floor a landing provides study and dressing areas with built-in wardrobes and access via double doors onto a sun terrace enjoying spectacular views over the wildflower meadow. The principal bedroom has a window to the side, a built-in wardrobe, its own thermostat, wood laminate flooring and a luxurious en-suite with an opaque glazed window to the side, a panelled bath, enclosed WC, tiled shower enclosure, wash hand basin with cupboard and mirror above and wood laminate effect flooring.

Outside

The property enjoys a tarmac driveway and secure gated parking to the front. To the rear of the property is a private, low maintenance landscaped garden, mainly laid to lawn with a decked area, gravelled borders, fenced and walled boundaries.

Tenure: Freehold with an Estate Management Company "service charge" of £100 per annum for maintenance of the communal development.

Local Authority: Leicester City Council, **Tax Band:** C









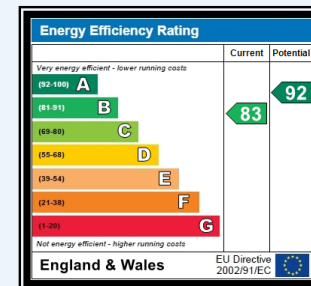
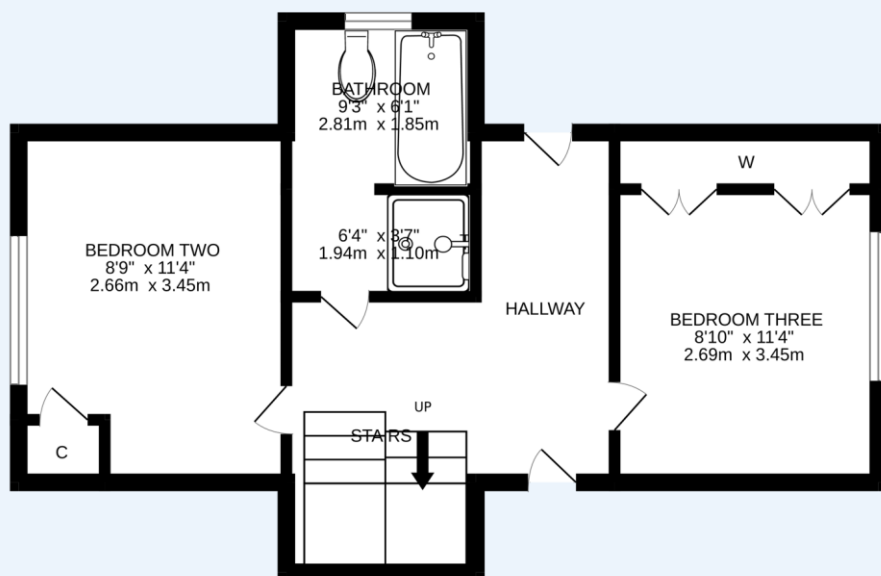
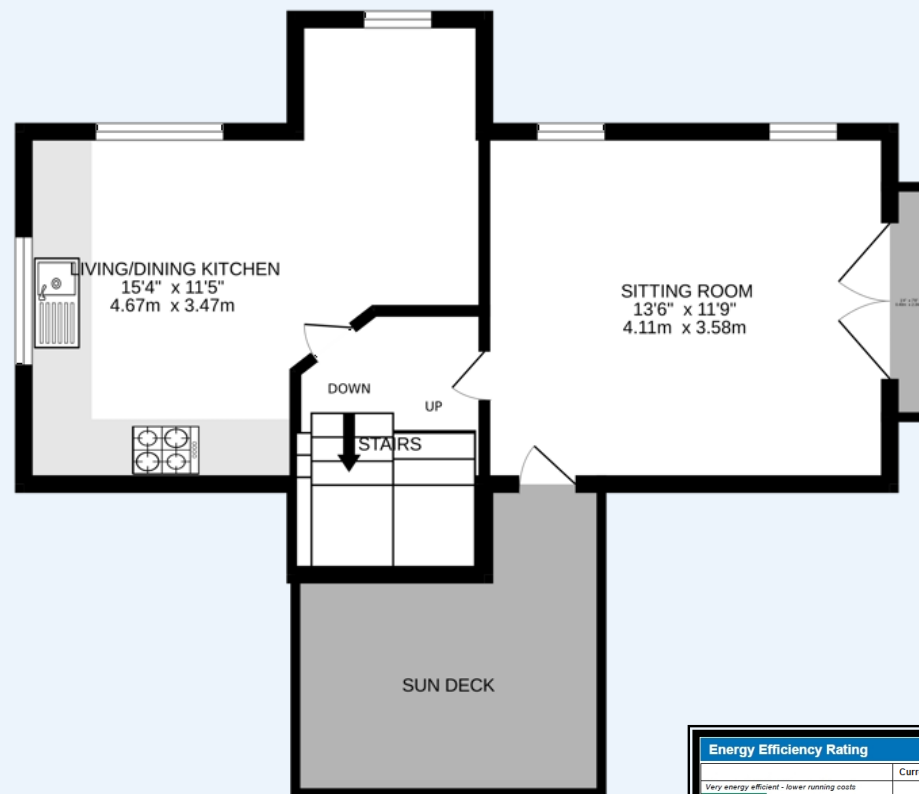
16 Marylebone Place, Freemens Meadow, Leicester LE2 7LS

Total Approximate Gross Internal Floor Area = 1036 SQ FT / 96 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measures 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.

