

JAMES  
SELICKS

41 HENLEY ROAD

NEWFOUNDPOOL, LEICESTER LE3 9RD

GUIDE PRICE : £295,000





A fantastic, superbly presented semi-detached home with three bedrooms, two bathrooms a conservatory and off street parking, located within this popular suburb.

Hallway area • dining kitchen • conservatory/dining room • sitting room • two first floor bedrooms • bathroom • second floor bedroom • bathroom • driveway • walled frontage • landscaped, lawned rear garden • outdoor WC • EPC - E

#### Location

Henley Road is conveniently located for access to the city centre and is within easy walking distance of the local shops along Fosse Road North with an abundance of trendy bars, restaurants and shops can be found along the nearby Braunstone Gate, Narborough Road and Hinckley Road.

#### Accommodation

A uPVC door enters into an open plan space with a hallway area having wood vinyl flooring, inset ceiling spotlights and a built-in shoe bench, housing an attractive wooden staircase with automatic lighting leading to the first floor, with a useful understairs storage cupboard and shoe pull-out beneath.

The superb dining kitchen has a window to the rear elevation and boasts a good range of eye and base level units and drawers, ample preparation surfaces, glazed display cabinets, a sink unit with drainer and mixer tap over, space and plumbing for a washing machine, an integrated Bosch oven, Stoves four-ring electric hob and extractor unit above, an exposed beam, feature pendant lighting and slate flooring continuing into to an open plan dining area with cast iron log burner a (decorative only) set into a brick Inglenook with wood mantel, housing the Glow Worm boiler (with Hive system) and space for a tumble dryer, fridge-freezer and a dining table with a door to the conservatory and uPVC double doors leading onto the patio entertaining area. The spacious sitting room has a window to the front elevation, wood effect flooring and French doors leading to the conservatory/dining room, of brick and uPVC construction with tiled flooring, enjoying views of the garden and having patio doors to the rear.

The first floor landing has windows to the front and rear elevations and houses the staircase to the second floor. The fantastic master bedroom has a dual aspect by virtue of windows to the front and rear elevations, and an excellent range of built-in wardrobes. Bedroom two has a window to the front and wood effect vinyl flooring. The contemporary first floor bathroom has an opaque glazed window to the rear elevation and a three piece suite comprising a panelled three-way bath with shower over, picture splashback and glazed shower screen, an enclosed WC and a wash hand basin with drawers beneath, mirror and light over, further built-in storage, hand activated inset ceiling lights, feature mood lighting, a chrome heated towel rail and wood effect tiled flooring with underfloor heating.

To the second floor is a landing with wood effect vinyl flooring, a window to the front, automatic lighting and built-in storage. Bedroom three has Velux windows to the front and rear elevations and exposed wooden beams. The luxurious second floor bathroom boasts a freestanding double ended bath with freestanding taps, a freestanding vanity unit wash hand basin with storage beneath and an enclosed WC, chrome heated towel rail, a Velux window to the rear, marble floor and wall tiling, and exposed wooden beams.





### Outside

To the front of the property is a gravelled area behind a brick retaining wall and a paved driveway providing ample off-street parking for three cars. Gated side access leads to the fantastic, landscaped rear garden, mainly laid to lawn with paved and decked entertaining areas, an outdoor WC, slate chipped borders and fenced boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: 57mbps

Wayleaves, Rights of Way & Covenants: None Known

Flooding issues in the last 5 years: None Known

Accessibility: None Known

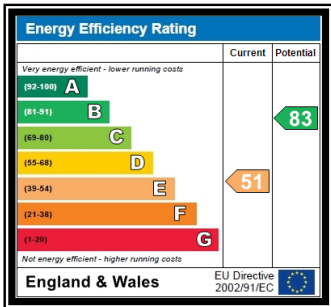
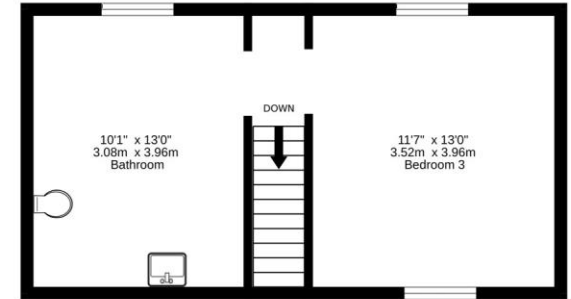
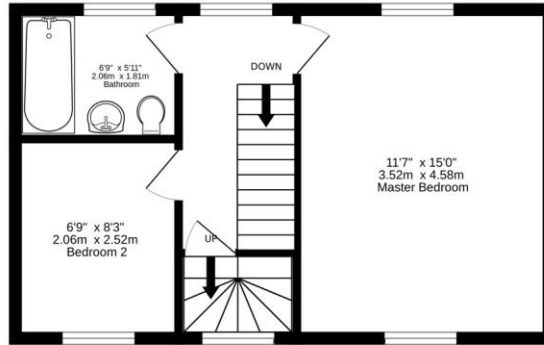
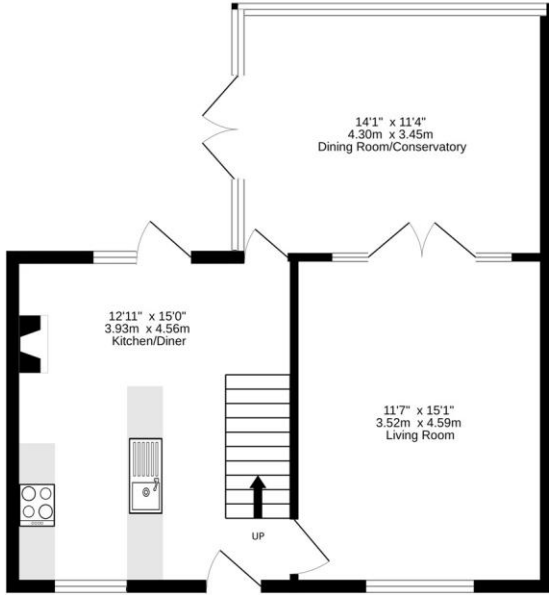
Planning issues: None Known

Please Note : All furniture may be available by separate negotiation.









41, Henley Road Newfoundpool, Leicester, LE3 9RD

Total Approximate Gross Internal Floor Area  
1208 SQ FT / 112 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.

