

JAMES SELLICKS

14 TAUNTON ROAD

WESTCOTES, LEICESTER LE3 0SN

GUIDE PRICE: £250,000



A traditional, 1930's detached family home with stylish accommodation including three bedrooms, located just off Hinckley Road in the popular suburb of Westcotes.

Porch • entrance hall • through lounge/dining room • kitchen • lean-to utility room • three bedrooms • shower room • small frontage • side car standing • lean-to garage • outdoor storage area • several patio areas • lawned garden • EPC - D

Location

Westcotes is located just off the Narborough Road, extremely convenient for the bars, restaurants and shopping along Braunstone Gate and is only a short walk into Leicester city centre where the professional quarters and mainline railway station can be found.

Accommodation

An arched doorway with inset composite door and windows either side lead into a porch with a wooden inner door (decorative glazed lights either side and above) leading into the entrance hall with wood laminate flooring and a built-in meter cupboard, housing the stairs to the first floor with an understairs storage cupboard beneath. The through lounge/dining room has a dining room area with a bay window to the front elevation, a contemporary gas fire to the chimneybreast and ceiling coving continuing through to a sitting room area with a recess into the chimneybreast and French doors leading onto the gravelled patio area.

The kitchen has a good range of soft grey eye and base level units with drawers, ample wood effect preparation surfaces, metro tiled splashbacks, a ceramic sink with mixer tap and window over, an integrated Bosch oven with a Schott Ceran electric hob and concealed extractor unit above and tiled flooring. A door leads to a lean-to utility with tiled flooring, an extractor fan, a door and uPVC window to the rear, providing space and plumbing for an automatic washing machine and tumble dryer.

On the first floor is a landing with a window to the side. The master bedroom provides loft access and has a door to a Juliet balcony overlooking the garden. Bedroom two is also a double, with a bay window to the front, and a recess into the chimneybreast. Bedroom three is a good sized single room with a window to the front. The shower room provides a three piece suite comprising a low flush WC, pedestal wash hand basin and a large glazed shower enclosure, heated towel chrome rail, spotlights, part tiled walls and tiled floor.

Outside

To the front of the property is a small frontage and side car standing giving access to a lean-to garage with double doors and concrete flooring. To the rear of the property is an outdoor storage area housing the boiler and a covered patio area with lights. Steps lead upto a lawned area with gravelled and paved patio areas, shrub and floral borders and fenced boundaries.

Tenure: Freehold, Conservation Area: No

Local Authority: Leicester City Council, Tax Band: B

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

Broadband: Full Fibre, Cable & Mobile 4G/5G, speed unknown as disconnected.

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years : None known

Accessibility issues : Two-storey dwelling, no accessibility modifications made.

Planning issues: None known









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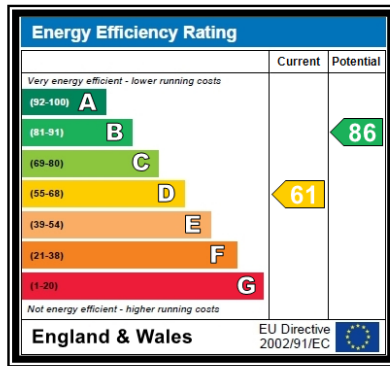
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Measures and Other Information

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.



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Total Approximate Gross Internal Floor Area = 931 SQ FT / 86 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

