

# JAMES SELICKS

15 FOXCROFT CLOSE

ROWLEY FIELDS, LEICESTER, LE3 2DZ

GUIDE PRICE: £365,000



Positioned on a particularly wide plot, a beautifully presented and extended, detached property lying on the peripheries of the popular suburb of Rowley Fields.

Entrance hall • sitting room • family room • inner lobby • cloakroom • kitchen • dining room • three bedrooms • shower room • separate WC • driveway • single garage • good-sized rear lawned gardens • EPC - D

#### Location

The property is located to the west of the city centre in Rowley Fields and provides excellent access to the professional quarters and mainline railway station, Aylestone Meadows and the Great Central Way cycle path, along with convenient access to the M1/M69 motorway networks, Fosse Retail Park and local shopping, trendy bars and restaurants found along the nearby Braunstone Gate and Narborough Road.

#### Accommodation

The property is entered via a uPVC door with windows either side into a spacious entrance hall with a fantastic range of built-in storage, Kardean flooring and housing the stairs to the first floor with a further storage cupboard beneath. The sitting room has a contemporary raised electric fire and bi-fold doors leading onto the rear garden and is open to a family room with underfloor heating and a full-height bay window to the rear elevation. An inner lobby provides built-in storage and access to the garage and a ground floor cloakroom with a two piece suite. The kitchen has a good range of eye and base level units with drawers, ample preparation surfaces, a stainless steel sink, Bosch electric oven, four-ring gas hob with extractor unit above and is open to the dining room with a further built-in cupboard.

To the first floor is a landing housing a cloaks cupboard and the airing cupboard. The master bedroom has built-in wardrobes with cupboards and drawers and an air conditioning unit. glazed window to front elevation, radiator. There are two further bedrooms, both with built-in wardrobes. The shower room has an inset wash hand basin with cupboards and drawers beneath and glazed display cupboards over, a shower cubicle and chrome heated towel rail. A separate WC provides a white two piece suite.

#### Outside

To the front of the property is a block paved driveway providing ample car standing for four vehicles and access to a single garage with an electric door, providing space and plumbing for an automatic washing machine. To the rear of the property are beautifully maintained gardens with decked and paved patio areas and raised borders.

Tenure: Freehold

Local Authority: Leicester City Council, Tax Band: tbc

Conservation Area: tbc

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

Broadband delivered to the property: tbc

Wayleaves, Rights of Way & Covenants: tbc

Flooding issues in the last 5 years : tbc

Accessibility issues : tbc

Planning issues: tbc









Leicester Office  
 56 Granby Street  
 Leicester  
 LE1 1DH  
 0116 2854554  
 info@jamesselicks.com

Market Harborough Office  
 01858 410008

Oakham Office  
 01572 724437

jamesselicks.com



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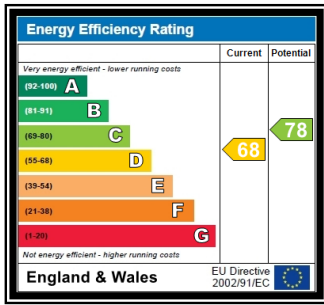
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**Measures and Other Information**

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.



**15 Foxcroft Close Rowley Fields, Leicester LE3 2DZ**

**Total Approximate Gross Internal Floor Area = 1507 SQ FT / 140 SQ M**

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

