

JAMES SELICKS

21 NEWMARKET STREET

KNIGHTON, LEICESTER LE2 3WQ

GUIDE PRICE: £270,000



A spacious and attractive Victorian terrace property with two reception rooms, two bedrooms, two bathrooms and a low maintenance garden.

Two reception rooms • kitchen • utility room • ground floor shower room • two first floor bedrooms • bathroom • paved rear courtyard gardens • uPVC double glazing • EPC - C

Location

Newmarket Street is conveniently located for access to the city centre which offers a wide range of shopping facilities and mainline rail service to London St Pancras, more local shopping can be found at the nearby Queens Road parade, and the leafy Knighton Park is only a short distance away.

Accommodation

A uPVC front door leads into the front reception room, with a window to the front, built-in meter cupboard, electric fire, wooden flooring and inset ceiling spotlights. The rear reception room houses the stairs to the first floor with a useful understairs storage cupboard beneath and has continuing wooden flooring and inset ceiling spotlights, a chimneybreast recess with fire point, a window to the rear and an open arch leading to the kitchen. The wooden flooring and inset ceiling spotlights continue throughout the kitchen, having a good range of cream eye and base level units and drawers with roll edge laminate preparation surfaces and upstands, a polycarbonate one and a half bowl sink and drainer unit with mixer tap and large square bay window above, breakfast bar space, integrated appliances including a Bosch four-ring gas hob with Bosch electric oven beneath and extractor unit above, Hotpoint fridge-freezer and dishwasher and a further window to the side. A utility room with a door to the garden houses the Ideal Logic Plus combi boiler, space and plumbing for a washing machine and tumble dryer and access to a ground floor shower room, with an opaque glazed window to the side, an enclosed WC, a wall hung wash hand basin with mixer tap over and a corner shower cubicle, chrome heated towel rail, extractor fan, inset ceiling spotlights, part tiled walls and tiled flooring.

The first floor landing gives access to the large master bedroom which boasts an extensive range of wardrobes and cupboards, dado rail and a window to the front. Bedroom two is also a double, with an overstairs storage cupboard and a window to the rear. The spacious family bathroom has opaque glazed windows to the side and rear and provides a P shaped panelled with shower over and glazed shower screen, an enclosed WC with storage to the side and beneath, a wash hand basin set into a wooden vanity unit with mixer tap, chrome heated towel rail, extractor fan, inset ceiling spotlights, part tiled walls and laminate flooring.

Outside

A paved frontage sets the house back off the road with steps up to the front door and gated side access to the rear courtyard garden which is paved with a planted border and tree, fenced and walled 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 delivered to the property: unknown.

Wayleaves, Rights of Way & Covenants: Shared passageway.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility issues : Steps to front door. Planning issues: None our Clients are aware of.









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

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

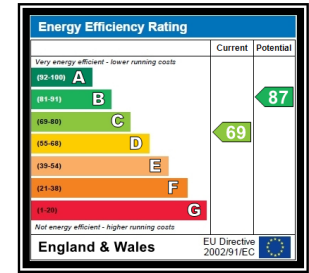
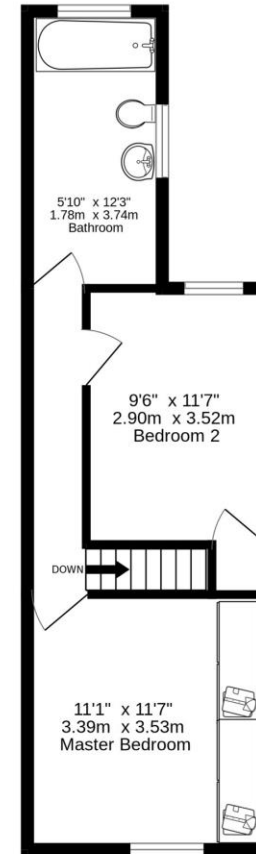
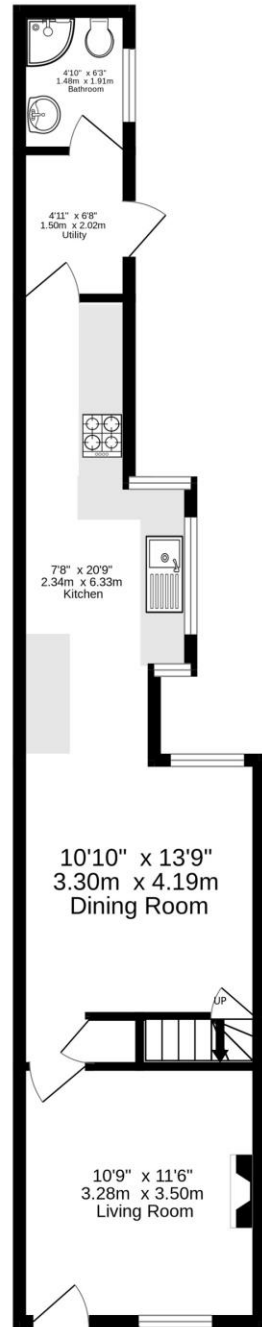
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



21 Newmarket Street, Knighton, Leicester LE2 3WQ

Total Approximate Gross Internal Floor Area = 808 SQ FT / 75 SQ M

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