

JAMES
SELLICKS

8 GUILDHALL LANE

LEICESTER

GUIDE PRICE: £375,000



8 Guildhall Lane
Leicester LE1 5FQ

One of the few remaining residential houses in the city centre, this imposing, three-storey, Grade II Listed home is located in the heart of the Greyfriars Conservation Area, close to St Martin's Cathedral, the historic Guildhall, the fashionable St Martin's Square and "The Lanes" Shopping parade on Loseby Lane. **Being a city centre home, there is no allocated parking.**

This fascinating building is steeped in history, brick built with a tiled roof, moulded brick eaves and cornices, the property enjoys an abundance of beautiful features including sash windows with original shutters, exposed beams and period fireplaces.

Sitting room • open plan dining kitchen • utility/cloakroom • cellar • two first floor bedrooms • bathroom • second floor bedroom/reception room • bathroom • south-facing block paved garden • raised rear terrace • NO PARKING

Location

Located in the heart of the city centre, the location provides excellent access to the professional quarters and mainline railway station with direct services to London St Pancras in just over one hour, along with the Cultural Quarter including Curve Theatre, shopping facilities at The Highcross, popular bars and restaurants, all within walking distance.

Accommodation

A fielded panel door set within a central moulded doorcase with a large rectangular fanlight above leads into the cosy sitting room, having an original secondary glazed wooden sash window to the front with a beautiful stained glass feature, oak flooring, a beautiful oak and brick Inglenook with an inset log burner on a Yorkshire stone hearth, an exposed oak ceiling beam, a built-in meter cupboard and the return staircase to the first floor. The open plan dining kitchen has oak flooring in the dining area which has a double glazed window to the rear and houses a range of built-in cupboards, a metro tiled Inglenook with oak beam and an inset cream Rayburn Aga/boiler on a stone plinth. The kitchen area has tiled flooring and boasts an excellent range of cream urban gloss fronted base level units and drawers with granite preparation surfaces and glass splashbacks, a stainless steel sink and drainer unit with mixer tap, an additional electric Aga oven, integrated fridge and slimline dishwasher, feature pendant lighting, original maid's bell, two skylights and bi-fold doors leading onto the garden. A utility/cloakroom with exposed brickwork, tiled flooring, a skylight and a frosted single glazed window to the side provides space for a stackable washing machine and tumble dryer, plus a low flush WC, heated towel rail and drying space. A large cellar with power provides ample storage space.

To the first floor is a landing housing a useful understairs storage cupboard and the return staircase to the second floor. The master bedroom has two double glazed windows to the rear elevation, a feature cast iron fireplace, large built-in wardrobes and access to the boarded loft. Bedroom two (currently used as an office) has a beautiful original cast iron fireplace with built-in cupboards either side (one overstairs) and two secondary glazed windows to the front elevation. The first floor bathroom houses the airing cupboard, has high quality cushioned vinyl flooring, part wood panelled walls, frosted window to the front with secondary glazing and Victorian style three piece suite comprising bath, enclosed WC and pedestal wash hand basin.







To the second floor is a landing with oak flooring, an exposed beam and a Velux window. Bedroom three (currently used as a living room) has part oak flooring and three exposed beams, two secondary glazed windows to the front elevation and two Velux windows to the rear. A further bathroom completes the accommodation, having high quality cushioned vinyl flooring, part tiled walls, a beautiful original fireplace with granite hearth and a contemporary suite comprising a wall-hung circular wash hand basin with mixer tap, an enclosed WC and a bidet, heated towel rail, mirror and a frosted window to the front with secondary glazing.

Outside

The property enjoys a block paved, south-facing garden to the rear with a raised wrought iron and wooden terrace. Being a city centre home, this property has no allocated parking.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Conservation Area: Greyfriars.

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

Broadband delivered to the property: ADSL, speed unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

Accessibility issues : This is a three-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.



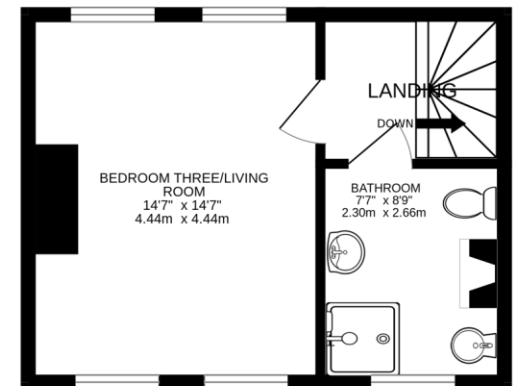
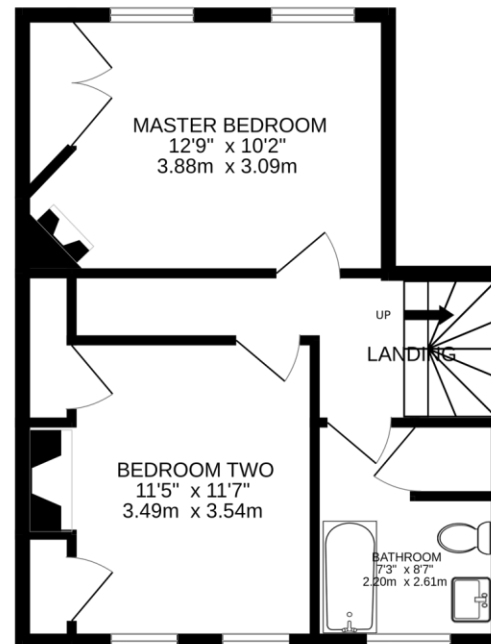
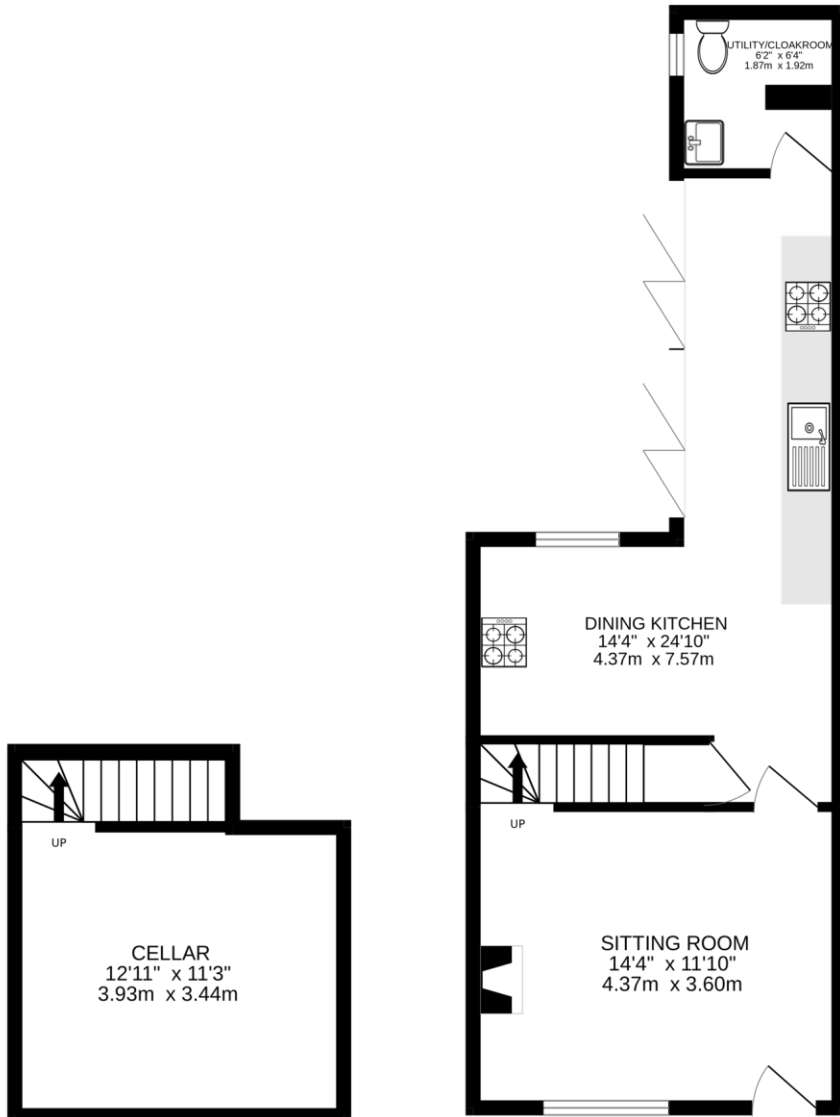




8, Guildhall Lane, Leicester LE1 5FQ

Total Approximate Gross Internal Floor Area = 1277 SQ FT / 118 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.

