

JAMES SELICKS

2 INGARSBY ROAD

KEYHAM
LEICESTERSHIRE LE7 9JU

GUIDE PRICE: £325,000





Situated on a deep plot of approximately 0.16 of an acre, a spacious, three bedroom semi-detached property located at the edge of this picturesque east Leicestershire village.

Entrance hall • sitting room • dining room • kitchen • covered side lobby • WC • boiler room • three first floor bedrooms • bathroom • gated access • large gravelled driveway • deep, lawned rear gardens • garden store • NO UPWARD CHAIN • EPC - E

Location

Keyham is an attractive and sought after village located approximately seven miles east of Leicester city centre whilst being surrounded by some of Leicestershire's most attractive countryside. The village itself offers a popular pub, parish church and village hall, with the market towns of Oakham, Uppingham and Market Harborough nearby providing a wider range of shopping, sporting and recreational amenities, with Market Harborough also offering a mainline rail service to London St. Pancras in just under one hour. There is schooling nearby at Leicester Grammar, Ratcliffe, Loughborough, Oakham and Uppingham; all of which are within a 20 minute car journey.

Accommodation

The property is entered via a composite front door into an entrance hall housing a meter cupboard and the stairs to the first floor with understairs storage. The sitting room has double glazed French doors leading out onto the patio area. The dining room has a window overlooking the rear garden. The kitchen has a range of cream eye and base level units and drawers, ample beech blockwood preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit with mixer tap and window above, overlooking the rear garden. Integrated appliances include a stainless steel electric oven with four-ring gas hob and stainless steel canopy extractor above, a fridge and a Lamona dishwasher. A covered side lobby provides access to a WC and boiler room housing the Glow Worm LPG boiler.

To the first floor is a landing with a window to the side. The master bedroom has a window to the rear elevation. Bedroom two has a window to the rear and a built-in cupboard. Bedroom three has a built-in cupboard and a window to the front. The bathroom has a white three piece suite comprising a low flush WC, pedestal wash hand basin and a panelled bath with shower over, chrome heated towel rail, built-in airing cupboard and a window to the side.

Outside

The property is approached via twin five-bar timber gates leading to a large gravelled driveway and lawned gardens. To the rear are deep, lawned gardens with paved patio areas and a pathway leading to a useful garden store.

Tenure: Freehold. **Conservation Area:** Keyham

Local Authority: Harborough District Council, **Tax Band:** C

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

Broadband delivered to the property: independent provider, 4G & 5G.

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

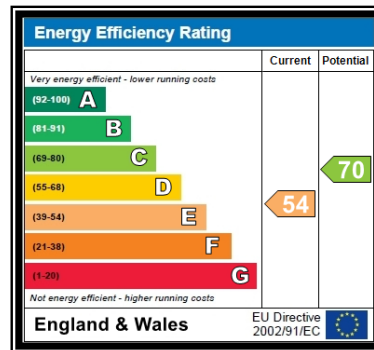
Flooding issues in the last 5 years : None our Clients are aware of.

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

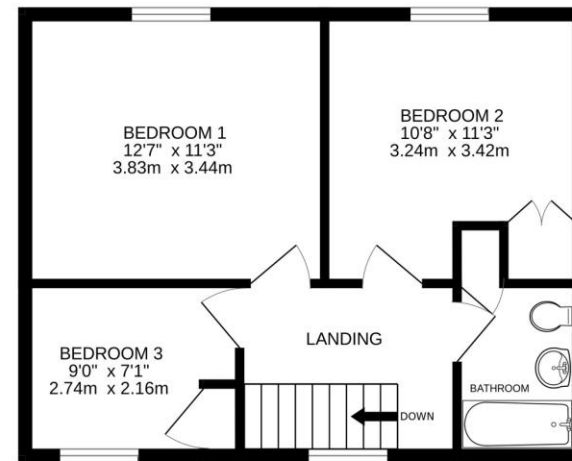
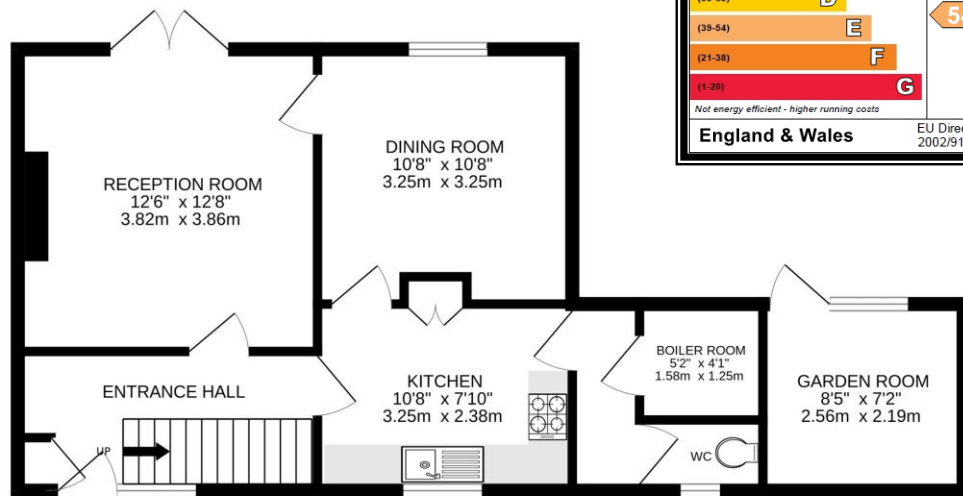
Planning issues: None our Clients are aware of.







Total Approximate Gross Internal Floor Area = 1011 SQ FT / 94 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.



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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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.

