

JAMES
SELICKS

12 KINCHLEY CLOSE

BRADGATE HEIGHTS, LEICESTER LE3 9SE

GUIDE PRICE: £400,000



A superb, immaculately presented four bedroom detached family home situated on this select development in a quiet, cul-de-sac location.

Storm porch • entrance hall • cloakroom • sitting room • dining room • breakfast kitchen • utility room • master bedroom • en-suite • three further bedrooms • refitted family bathroom • driveway • garage • lawned rear gardens • EPC - C

Location

Situated within this highly desired development, the property is within walking distance of Glenfield Hospital and Beaumont shopping centre, with excellent access to the M1/M69 motorway networks and Fosse Retail Park via the A46 Western bypass, and good public transport links into the city centre, professional quarters and mainline railway station.

Accommodation

A storm porch with uPVC door with glazed insets leads into a reception hall with laminate flooring, housing the stairs to the first floor and a cloakroom providing a two piece suite. The sitting room has a uPVC double glazed bay window to the front, ceiling coving, a feature fireplace with inset gas living flame effect fire, wooden flooring and uPVC leaded French doors leading into the dining room, with wooden flooring, ceiling coving and a uPVC double glazed window to the rear. The breakfast kitchen has a good range of eye and base level units and drawers, preparation surfaces, a breakfast bar, stainless steel one and a quarter bowl sink and drainer unit with mixer tap above, integrated dishwasher and stainless steel double oven, tiled flooring, a uPVC double glazed window and French doors to the garden. The utility room provides further storage, plumbing for automatic washing machine, tiled floor, a half glazed door to the side and access to the garage.

To the first floor a landing houses the built-in airing cupboard. The master bedroom has a leaded uPVC double glazed window to the front, a range of built-in wardrobes and an en-suite with an obscure glazed window to the front, a shower cubicle, low flush WC and pedestal wash hand basin, electric shaver point, part tiled walls and tiled floor. there are three further bedrooms, two with built-in wardrobes and a family bathroom with an obscure glazed window to the rear, a shaped bath with shower and glass screen over, low flush WC and pedestal wash hand basin, electric shaver point, part tiled walls and tiled floor.

Outside

To the front of the property is a lawned area and a tarmac driveway providing car standing for several vehicles with an electric vehicle charger point, giving access to the garage with up and over door, power and light and personal door to the utility room. Gated side access leads to the rear gardens, mainly laid to lawn with fully fenced boundaries.

Tenure: Freehold

Local Authority: County Council, Tax Band: E

Conservation Area: No

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: None Known

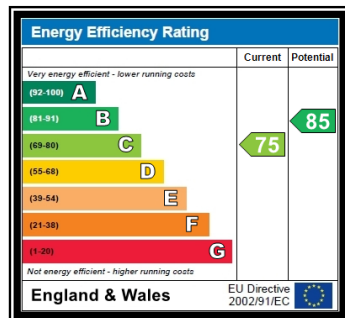
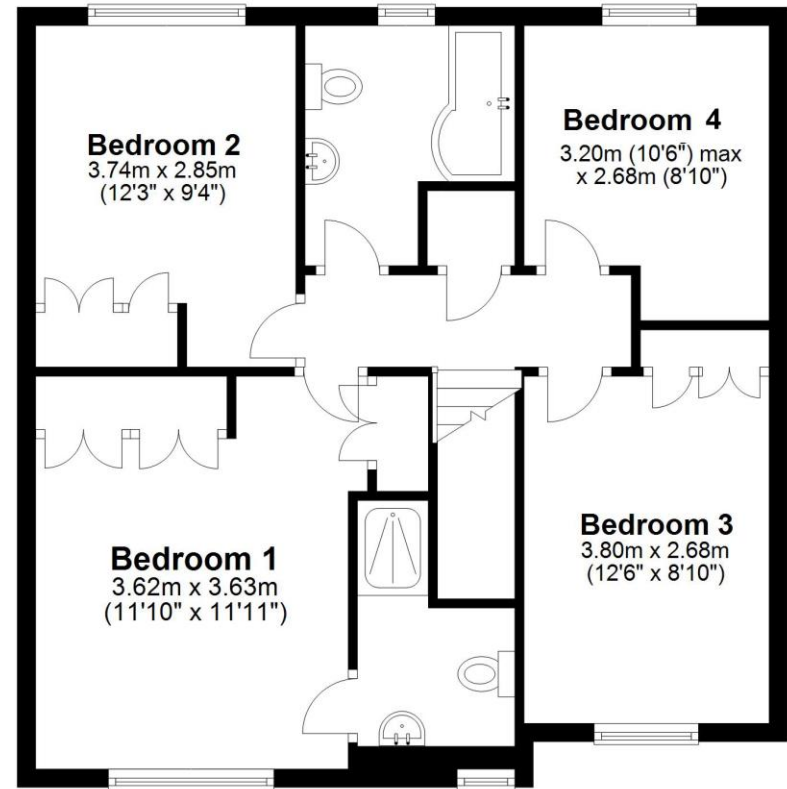
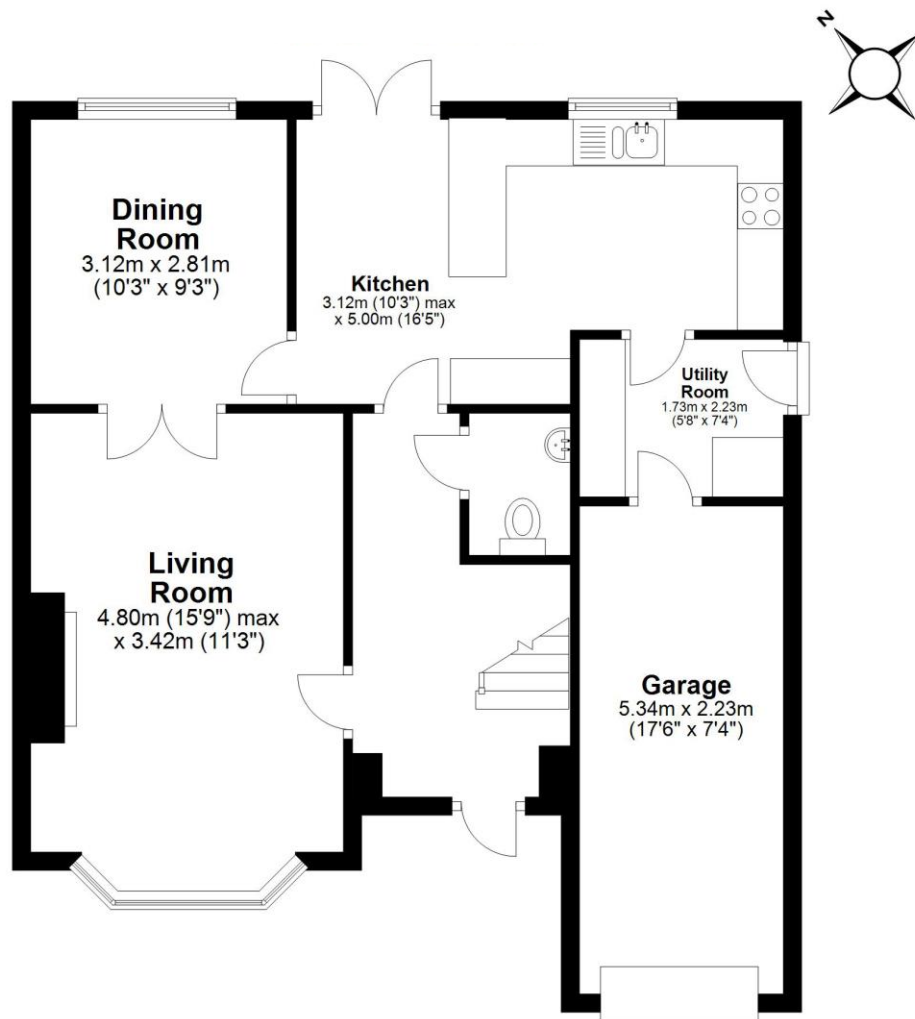
Flooding issues in the last 5 years: None known

Planning issues: None known









12 Kinchley Close, Bradgate Heights, Leicester LE3 9SE

Total Approximate Gross Internal Floor Area = 1278 SQ FT / 118 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.

