

JAMES SELICKS

18 RIVETS MEADOW CLOSE

THORPE ASTLEY, LEICESTER LE3 3TB

GUIDE PRICE: £240,000



A recently refurbished and beautifully presented three bedroom semi-detached property located on a corner plot on this popular development, thought suitable for first time buyers and upsizers alike.

Fully re-painted with new carpets/flooring throughout • uPVC double glazing • gas central heating • entrance hall • sitting room • kitchen • three first floor bedrooms • bathroom • off street parking • single garage • lawned rear gardens • EPC - D

Location

Approximately five miles south-west of Leicester city centre, the location provides convenient access to the city centre and the M1/M69 motorway networks together with Fosse Park and the Meridian Leisure Complex offering a multiplex cinema, David Lloyd Gym and various other sporting facilities and restaurants.

Accommodation

A uPVC door leads into the entrance hall housing the stairs to the first floor and alarm pad. The sitting room has a bay window to the front elevation, a feature wooden fireplace with inset gas living flame effect fire with stone hearth and back.

The dining kitchen has a good range of eye and base level units and drawers, roll edge laminate preparation surfaces and tiled splashbacks, a polycarbonate one and a half bowl sink and drainer unit with mixer tap and window above overlooking the rear garden. The kitchen houses the Ideal Classic wall mounted boiler, has an integrated TriCity Bendix oven with a four-ring gas hob and extractor unit above, ample white appliance space and plumbing for an automatic washing machine. There is space for a dining table, an opaque glazed door to the rear elevation and a useful understairs pantry cupboard.

To the first floor, a landing houses the airing cupboard and provides loft access. The large master bedroom is positioned to the rear, with a window to the rear. The bathroom has an opaque glazed window to the side, a panelled bath with handheld shower over, pedestal wash hand basin and a low flush WC, part tiled walls. Bedroom two is a small double and has a window to the front. Bedroom three has a window to the front elevation.

Outside

To the front, the property overlooks a lovely green space and has a newly planted Laurel hedge border. To the side is a driveway providing off street car standing and leading to the single garage with up and over door, power and lights. Gated side access leads to the lawned rear gardens with walled and fenced boundaries.

Tenure: Freehold. **Listed Status:** None.

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

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

Broadband delivered to the property::None.

Non-standard construction: Believed to be standard.

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: Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.

Satnav Information: The property's postcode is LE3 3TB, and house number 18.





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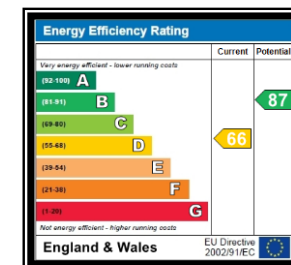
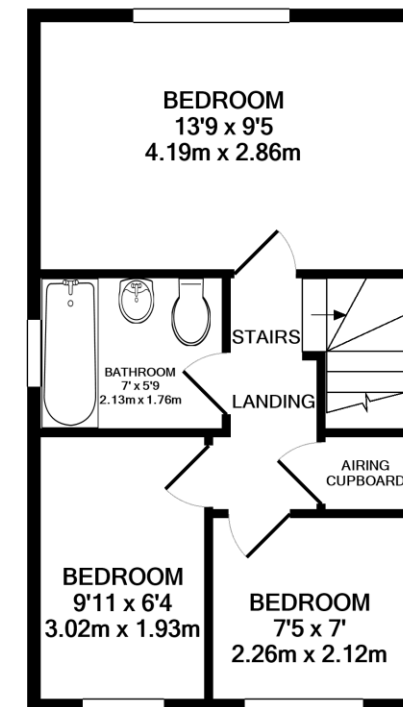
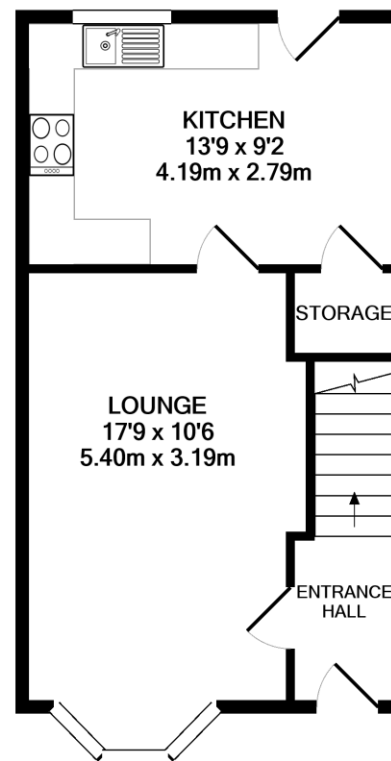
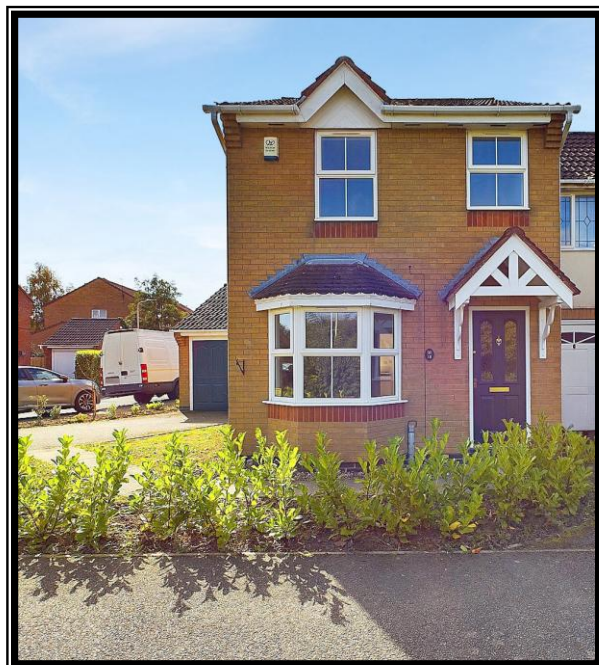
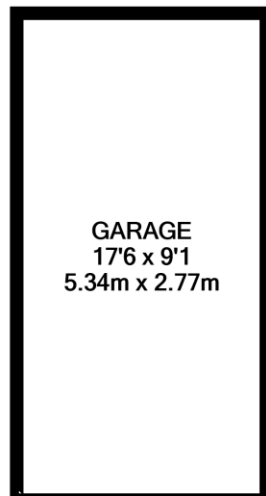
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Measures and Other Information

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.



18, Rivets Meadow Close Thorpe Astley, Leicester, LE3 3TB

Total Approximate Gross Internal Floor Area = 855 SQ FT / 79.5SQ M

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