

JAMES
SELICKS

45 DRAYTON ROAD

NEW PARKS
LEICESTER LE3 6LL



An attractive, four bedroom mid-terrace home located on Drayton Road in the popular suburb of New Parks, thought suitable for adaptation or extension, subject to the necessary planning consents.

Porch • entrance hall • sitting room • dining room • kitchen • four bedrooms • bathroom • walled frontage • lawned rear garden • outbuilding • EPC - C

Location

The property's location provides good access to Leicester city centre with its professional quarters and mainline railway station, Fosse retail park and the associated M1/M69 motorway networks.

Accommodation

The property is entered via a uPVC door with windows either side, leading into a porch with an inner door into the large entrance hall, housing the stairs to the first floor with an understairs storage cupboard beneath and a built-in meter cupboard. The spacious sitting room has a uPVC double glazed bay window to the front elevation and a wooden fireplace surround. The dining room has a uPVC double glazed window to the rear elevation.

The kitchen has a uPVC double glazed window overlooking the garden and provides a range of eye and base level units with drawers, marble effect roll edge worktops and a stainless steel sink with drainer unit and mixer tap, space and plumbing for an automatic washing machine, a gas connection for a freestanding oven and space for a fridge-freezer, wood effect laminate flooring and a uPVC door leading to the outbuildings.

The first floor landing provides access to the loft which is well insulated. The master bedroom has two uPVC double glazed windows to the front elevation and large built-in cupboard/wardrobe. Bedroom two is also a double room and has two built-in storage cupboards and a uPVC double glazed window to the front. Bedroom three which has a uPVC double glazed window and houses the Glow Worm wall mounted boiler (1 year old). Bedroom four has a uPVC double glazed window to the rear. The bathroom has an opaque glazed uPVC window to the rear and is currently fitted with an enclosed WC, pedestal wash hand basin and a shower cubicle.

Outside

The property is approached via a walled frontage with a personal gate to a stoned area. To the rear of the property is a lawned garden with a paved patio area, two outbuildings comprising a coalhouse and WC and a further brick shed.

Tenure: Freehold

Local Authority: Leicester City Council, Tax Band: A

Conservation Area: None.

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: Full side access shared with neighbouring house.

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

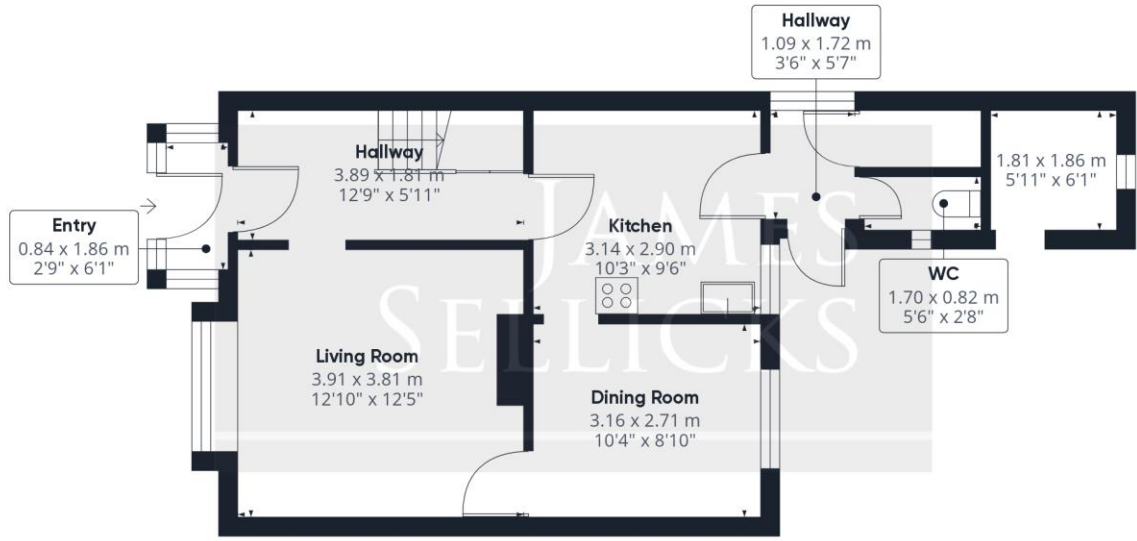
Accessibility issues : Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are aware of.

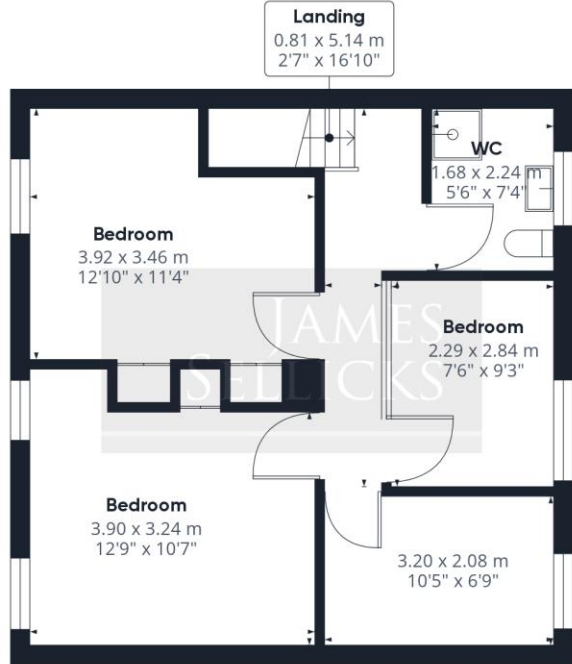




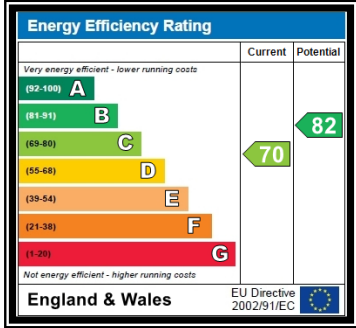




Floor 1



Floor 2



Approximate total area⁽¹⁾

98.25 m²

1057.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

