

JAMES SELICKS

103 WESTFIELD ROAD

WESTERN PARK
LEICESTER LE3 6HW

GUIDE PRICE: £345,000





Positioned on a particularly deep plot and having a large ground floor extension, this semi-detached property is thought suitable for further first floor extensions (subject to the necessary planning consents) and is offered for sale with no upward chain.

Porch • entrance hall • cloakroom • front reception room • extended 'L' shaped rear reception room • conservatory • kitchen • utility room • three bedrooms • shower room • driveway • single garage • deep lawned rear gardens • EPC - D

Location

Western Park offers excellent access into the city centre, professional quarters and mainline railway station, along with excellent local primary schooling; local day-to-day shopping can be found along the nearby Hinckley Road and Braunstone Gate.

Accommodation

A uPVC front door leads into a porch with a glazed inner door leading to the entrance hall housing the stairs to the first floor with an understairs storage cupboard beneath and further understairs storage area, and a useful ground floor cloakroom providing a two piece suite. The front sitting room has a uPVC double glazed bay window to the front and double doors leading to an extended 'L' shaped rear reception room with a Limestone fireplace with inset cast iron fire grate, ceiling coving and rose and an air-conditioning unit. Sliding patio doors lead into the conservatory, of brick and uPVC construction with blinds, tiled flooring and a door to the side elevation.

The kitchen has a large window overlooking the rear garden and offers a good range of oak, eye and base level units and drawers, roll edge laminate worktops, tiled splashbacks and a stainless steel sink and drainer unit with a mixer tap over. There is a Belling double oven with a four-ring halogen hob and extractor unit above, space and plumbing for a washing machine and a wall mounted Worcester boiler. A side lobby leads to a utility room providing further white appliance space and access to the garage.

To the first floor is a landing with a window to the side. The master bedroom has a bay window to the front and an excellent range of built-in wardrobes. Bedroom two has a window to the rear and wall-to-wall built-in wardrobes. Bedroom three has a window to the front. A shower room provides a white four piece suite comprising a low flush WC, bidet, pedestal wash hand basin and a double shower cubicle.

Outside

To the front of the property is a hedged bordered, block paved driveway providing ample car standing and access to a single garage. Gated side access leads to particularly attractive, deep lawned rear gardens with patio areas, planted borders, a timber shed, fenced and hedged boundaries.

Tenure: Freehold, **Conservation Area:** No

Local Authority: Leicester City Council, **Tax Band:** C

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 our Clients are Aware of.

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

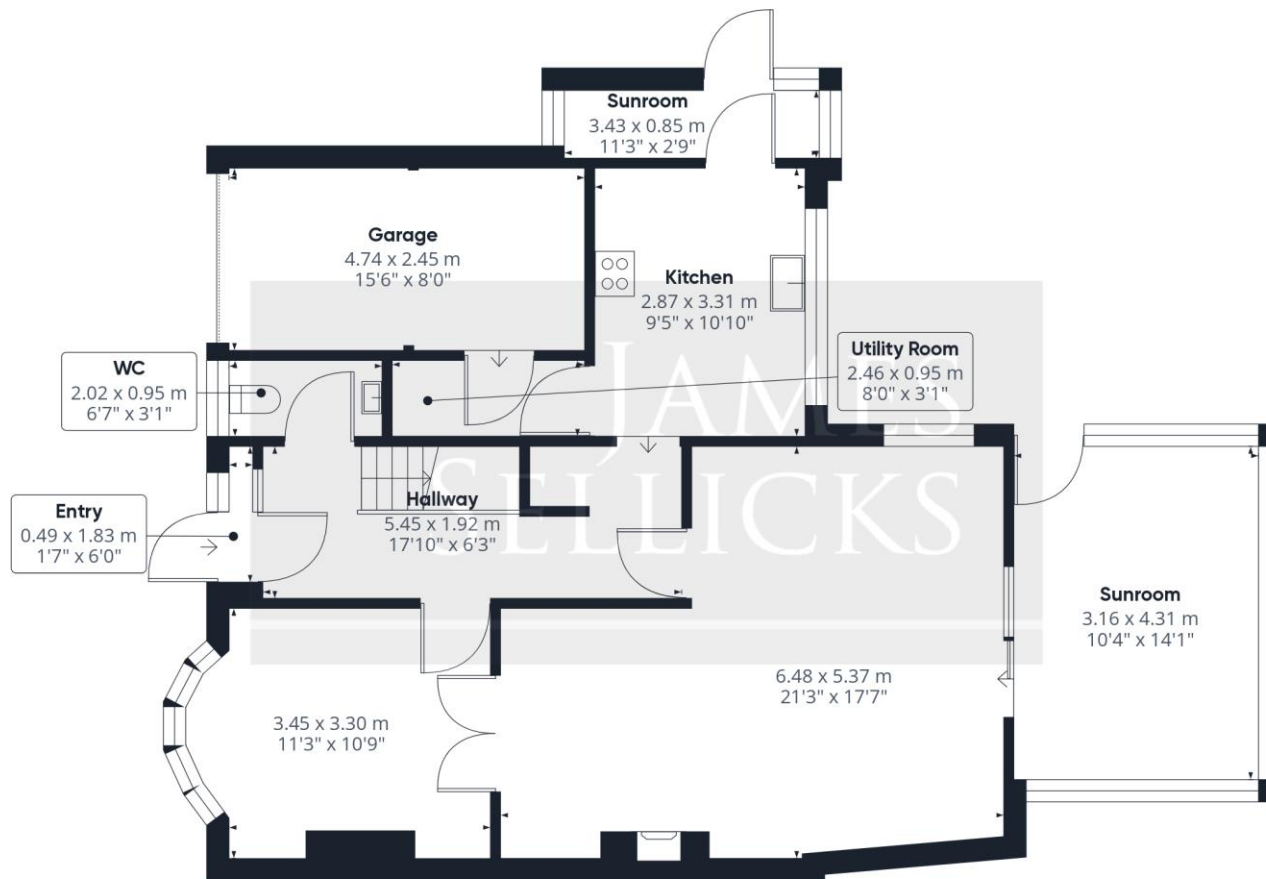
Accessibility issues : Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.

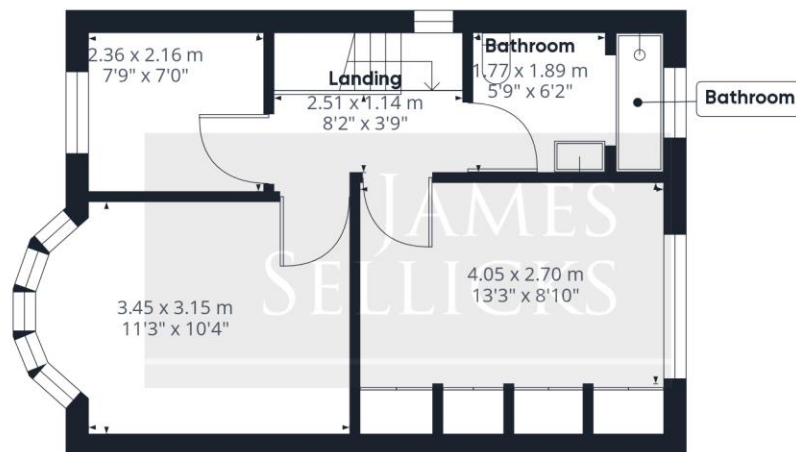








Floor 1



Floor 2

Approximate total area⁽¹⁾

134.45 m²

1447.2 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.

