

JAMES
SELICKS

5 NEWCHURCH CLOSE

KNIGHTON, LEICESTER LE2 3AY

GUIDE PRICE: £685,000



An attractive and modern, five bedroom, three bathroom detached family home with a stunning dining kitchen and double garage, located on a quiet close against a pleasant backdrop of mature trees.

Entrance hall • cloakroom • study • sitting room • dining kitchen • utility • galleried landing • five bedrooms • two en-suites • family bathroom • driveway • double garage • landscaped rear gardens • EPC - C

Location

The property is within walking distance of Queens Road in neighbouring Clarendon Park with its abundance of trendy bars, restaurants and shops. Victoria Park is a short distance away as is the city centre with its professional quarters and mainline railway station.

Accommodation

The spacious entrance hall with engineered oak flooring houses a return oak staircase with an understairs cloaks cupboard beneath. A cloakroom provides a two piece suite. A study with a window to the side and engineered oak flooring houses the control panel for the Bose sound system which is connected to WiFi and has speakers in the kitchen, master and second bedrooms. The sitting room has a bay window to the front, a feature Corian fireplace surround with an inset gas living flame effect fire and French doors to the rear leading onto the decked entertaining area. The stunning dining kitchen boasts an excellent range of eye and base level units, drawers, Corian work surfaces and tiled splashbacks, an undermounted stainless steel with a mixer tap and window above and a further window to the rear. An island unit provides storage and breakfast bar space. Integrated appliances include a Neff double oven, microwave, induction hob, extractor unit, a fridge and Miele dishwasher. Tiled flooring with electric underfloor heating continue into the dining area, with feature pendant lighting, window and French doors leading onto the patio entertaining area. The utility room has tiled flooring, base level units, worktops and a sink, integrated freezer and provides space/plumbing for washing machine and tumble dryer.

The galleried landing houses the airing cupboard, provides loft access and has a window to the front. The master bedroom has a window to the rear, a further skylight, built-in wardrobes and an en-suite with a double shower enclosure, WC and a wash hand basin with storage beneath, electric shaver point, chrome heated towel rail, an opaque glazed window to the rear, fully tiled walls and tiled floor. Bedroom two is a double room and has built-in wardrobes, a window to the rear and an en-suite with a double shower cubicle, WC and a wash hand basin with storage beneath, chrome heated towel rail, part tiled walls and tiled floor. There are three further good-sized bedrooms and a family bathroom with a three piece suite comprising a tiled bath with shower over, WC and a wash hand basin with drawers beneath, chrome heated towel rail, part tiled walls and tiled floor.

Outside

A herringbone paved driveway provides ample off street parking and access to the double garage with an electric up and over door and a partly boarded loft space. Gated side access leads to landscaped rear gardens, mainly laid to lawn with slate and decked patio entertaining areas, raised planters, fenced and hedged boundaries and a tree'd backdrop.

Tenure: Freehold. **Local Authority:** Leicester City Council, **Tax Band:** F

Conservation Area: No.

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years: None known

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

Broadband delivered to the property: Full fibre, 150mbps

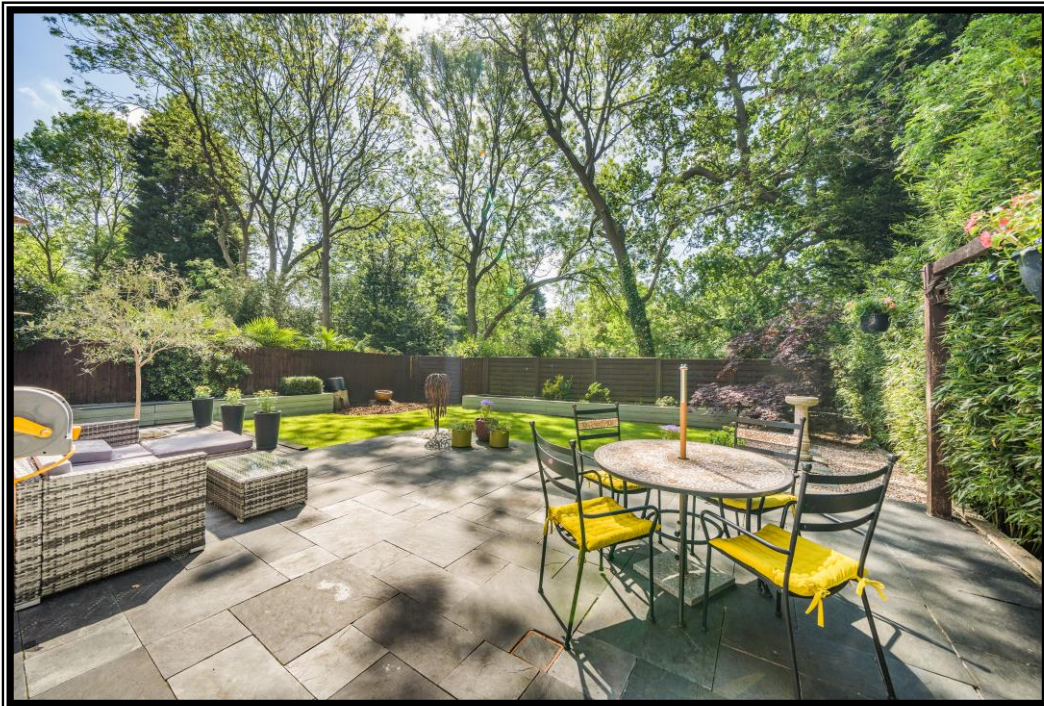
Planning issues: None known

Accessibility issues: two-storey dwelling, no modifications









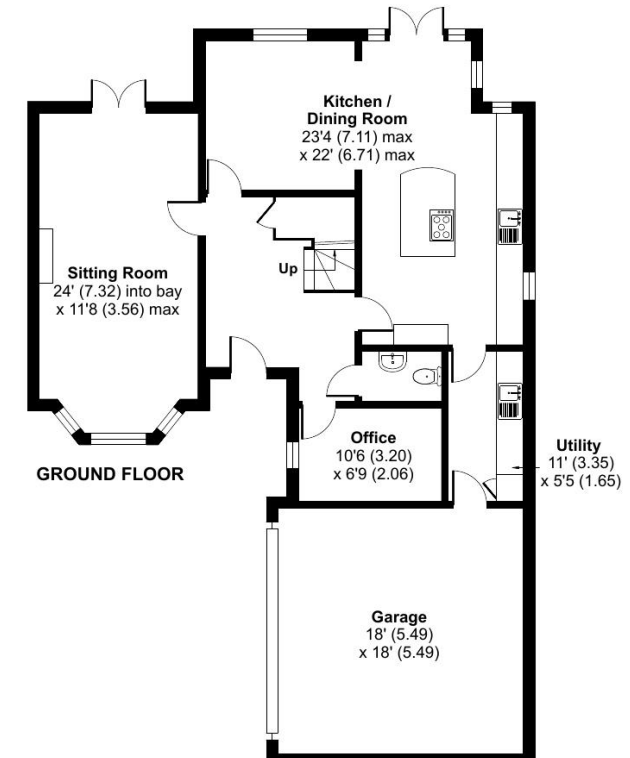
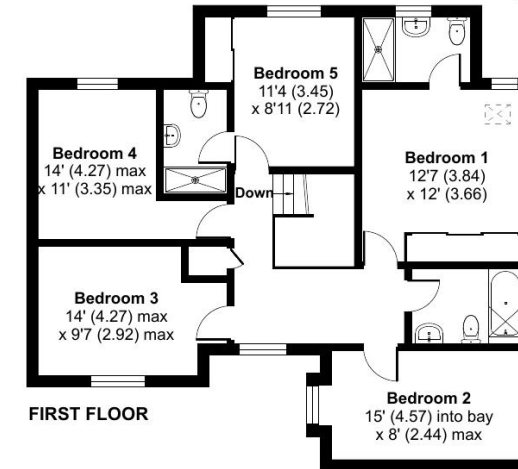
Newchurch Close, Knighton, Leicester, LE2

Approximate Area = 1890 sq ft / 175.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 2214 sq ft / 205.6 sq m

For identification only - Not to scale



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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.

