

JAMES SELICKS

15 ELLWOOD CLOSE

LEICESTER LE5 4NX



An attractive three bedroom semi-detached family home boasting well presented accommodation and ample off road parking. The property has bespoke fitted Roman blinds to the ground floor, new carpets throughout and had the bathroom refitted approximately five years ago.

Porch • entrance hall • sitting room • dining kitchen • three bedrooms • bathroom • lawned frontage • off road parking • lawned rear garden with patio • security alarm • EPC - D

Location

Ellwood Close is conveniently located for the Leicester General Hospital, access to the city centre with its professional quarters and mainline railway station, along with local day-to-day shopping within Evington village.

Accommodation

A uPVC and glazed front door leads into the porch, with a frosted uPVC window to the side, a fitted heater and storage cupboard, tiled flooring and an inner uPVC and opaque glazed door into the entrance housing the stairs to the first floor. The sitting room has a uPVC double glazed window to the front elevation and a faux marble fireplace surround with a gas living flame effect fire.

The dining kitchen boasts a fantastic range of eye and base level units and drawers with under unit lighting and ample preparation surfaces, tiled splashbacks with power points and USB ports, a pull-out feature storage corner cupboard and a stainless steel sink with drainer unit, mixer tap and uPVC double glazed window above overlooking the rear garden. Integrated appliances include a Caple oven with four-ring gas hob and stainless steel/glass extractor unit over. There is space and plumbing for an automatic washing machine and tumble dryer, a boiler enclosed within a matching cupboard and a useful a storage pantry with shelving. Grey tiled flooring continued through to a dining area with a uPVC double glazed window to the rear, space for a table, a further matching storage unit and a part glazed uPVC door to the side elevation.

The first floor landing has a uPVC double glazed window to the side, provides loft access and houses the airing cupboard. The master bedroom has a double built-in wardrobe with bedside table and a uPVC double glazed window to the front elevation.

Bedroom two is a double, with a pair of double built-in wardrobes and a uPVC double glazed window to the rear. Bedroom three has a fitted desk and a uPVC double glazed window to the front. The bathroom has a patterned uPVC double glazed window to the rear and was refitted approximately five years ago, now providing a contemporary suite comprising a bath with shower screen and shower over, a wash hand basin with storage beneath and an enclosed WC, there are ceiling spotlights, a light-up mirrored cabinet, part tiled walls and tiled flooring.





Outside

To the front of the property is a lawned frontage and a block paved driveway providing off-road parking for two vehicles. Gated side access leads to the neat rear garden, with numerous paved patio areas, a stoned seating area, a feature circular lawn, a wooden shed and fenced boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: C

Conservation Area: None

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

Broadband delivered to the property: Mobile, 120mbps

Wayleaves, Rights of Way & Covenants: Nothing unusual that our Client is aware of.

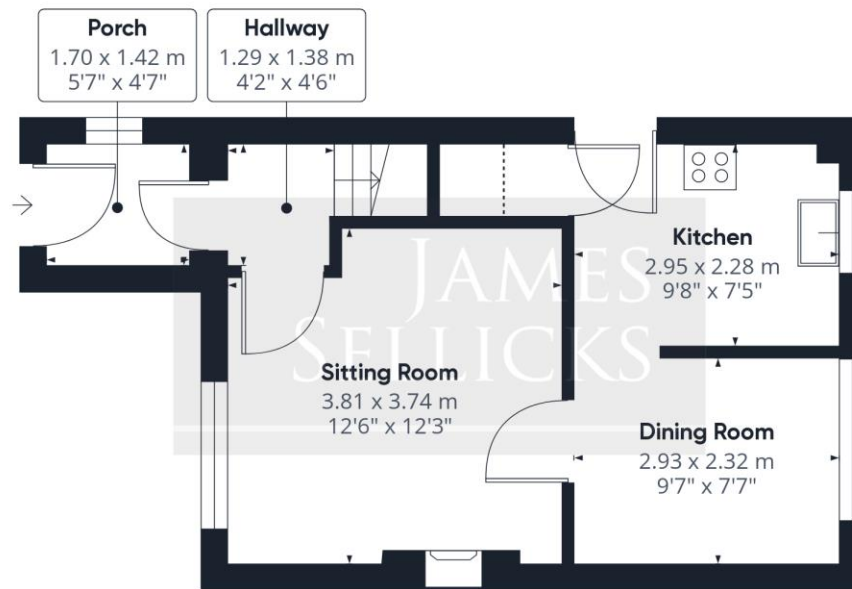
Flooding issues in the last 5 years : None our Clients are aware of.

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

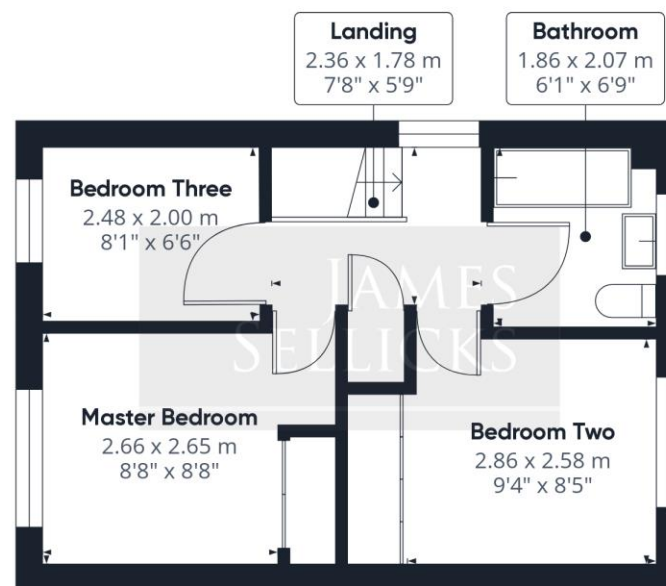
Planning issues: None our Clients are aware of.







Floor 1



Floor 2

Approximate total area⁽¹⁾
63.55 m²
684.04 ft²

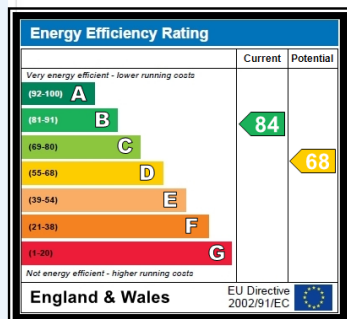
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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.

