

JAMES SELICKS

23 MONSELL DRIVE

AYLESTONE
LEICESTER LE2 8PP

GUIDE PRICE: £425,000



A handsome and imposing, three bedroom Art Deco style semi-detached family home situated on a magnificent plot at the end of a very quiet cul-de-sac in suburban Leicester.

Porch • entrance hall • front reception room • rear reception room • conservatory • extended dining kitchen • side lean-to lobby/utility area • cloakroom • three bedrooms • bathroom • large frontage • driveway • single garage • stunning 200 foot long rear garden • gas central heating • solar panels • EPC - B

Location

Aylestone is located approximately two miles south of Leicester city centre, providing excellent access to the professional quarters and mainline railway station; local day-to-day shopping can be found along Aylestone Road itself and access to the M1/M69 motorways and associated Fosse Retail Park is only a short distance away.

Accommodation

The property is entered via a wooden front door with leaded windows either side into a porch with an original solid wood inner door leading into a spacious entrance hall with an opaque glazed window to the side, exposed wooden flooring and an Art Deco decorative alcove, housing the stairs to the first floor with an understairs storage cupboard beneath. The front reception room has a large bay window to the front elevation, a feature, corner brick open fireplace and original picture rail. The rear reception room has ceiling coving, a feature brick open fireplace with a slab hearth and Art Deco style display alcoves either side and French doors leading into the lovely conservatory, of brick and uPVC construction with tiled flooring and a glazed lantern style roof, enjoying beautiful views of the garden.

The extended dining kitchen has windows to the front and rear and boasts a good range of eye and base level units and drawers, ample roll edge laminated preparation surfaces with tiled splashbacks, a one and a half bowl stainless steel sink and drainer unit with mixer tap over. There is an integrated stainless steel oven with induction hob above, an integrated Electrolux fridge, space and plumbing for a dishwasher, quarry tiled flooring and a glazed and uPVC door to a side lean-to lobby area with access to a utility area and in turn to the garage. Off the kitchen is a useful ground floor cloakroom providing a two piece suite.

The generous master bedroom has a large bay window to the front elevation, picture rail an excellent range of built-in wardrobes, cupboards and a dressing table with mirror. Bedroom two is a good-sized double with a window to the rear and built-in wardrobes. Bedroom three has a window to the front and a built-in wardrobe. The spacious bathroom provides a four piece suite comprising a lo flush WC, a pedestal wash hand basin, a feature freestanding teal bath on claw feet and a corner shower enclosure, a window to the rear elevation, built-in airing cupboard, tiled walls and wood effect flooring.





Outside

The property enjoys a large planted frontage and a paved driveway providing ample off street car standing and access to a single garage with power and lights. To the side of the property is a useful lean-to with full access to the garden and a further detached utility room with power, a sink, plumbing for an automatic washing machine and tumble dryer, and access to the single garage with power and lights. The rear gardens are absolutely fantastic, with various areas throughout including a lawn, York stone patio entertaining area, pond, mature planted borders, a small orchard with a variety of fruit trees including apple, plum and pear, a wildflower meadow area and to the rear, a selection of raised vegetable beds, an outbuilding, shed and greenhouse.

Tenure: Freehold. **Conservation Area:** None.

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: full fibre & cable, 33.8 -54.9mbps.

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.

Please Note: There are solar panels on the roof & a Kaco inverter fitted in the loft. A Full FIT tariff is paid by EonNext on a quarterly basis, more information available on request.



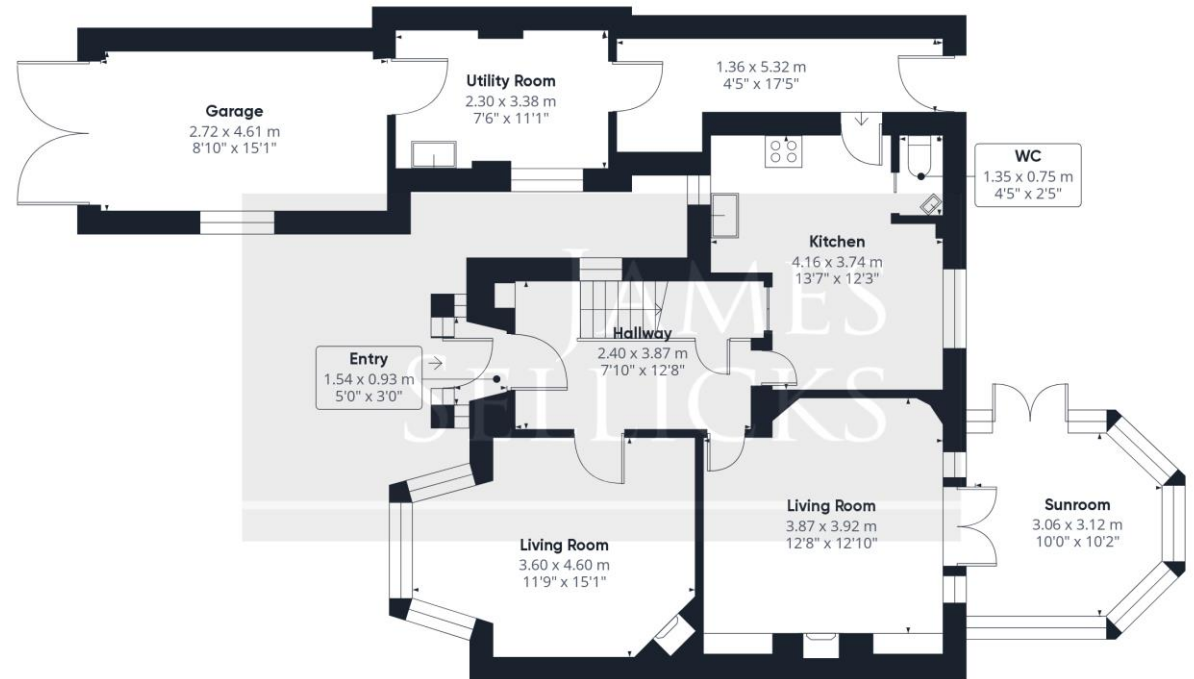




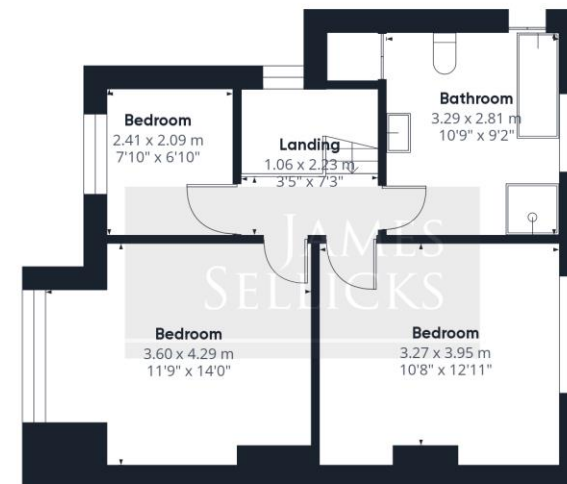
23 Monsell Drive, Aylestone, Leicester LE2 8PP

Total Approximate Gross Internal Floor Area = 1481 SQ FT / 137 SQ M

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



Floor 1



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	87	90
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

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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.

