

JAMES SELICKS

16 BARROWCLIFF WAY

BLABY, LEICESTERSHIRE
LE8 4BH

GUIDE PRICE: £235,000



An extremely well presented, two double bedroom semi-detached home with an extended garden room and off street parking, located within this popular suburb.

Entrance hall • cloakroom • sitting room • garden room • kitchen • two bedrooms • bathroom • driveway • lawned rear garden • Yale security alarm system • EPC - B

Location

The property is conveniently located in the village of Blaby, providing a good selection of local shopping facilities, schooling, sporting and social facilities, and also is only a short distance away from Fosse Retail Park and the associated M1/M69 motorway networks offering ease of access further afield to Rugby, Coventry, Nottingham, Derby and Birmingham.

Accommodation

The property is entered via a composite door into an airy entrance hallway with wood effect flooring housing the stairs to the first floor and a useful ground floor cloakroom providing a two piece suite. The kitchen houses the wall mounted Potterton boiler and boasts a good range of contemporary eye and base level units and drawers with ample preparation surfaces and tiled splashbacks, a stainless steel sink with drainer unit with mixer tap and window over. There is an integrated AEG black/stainless steel oven and AEG four-ring gas hob with stainless steel chimney style extractor unit above, plus further white appliance space. The spacious sitting room is carpeted, houses an understairs storage cupboard and has French doors into a lovely garden room, of brick and uPVC construction with a Loggia style roof, carpet flooring, wall lighting and French doors leading onto the garden.

The first floor landing is carpeted and provides access to the loft. The master bedroom has a window to the front elevation, carpet flooring and excellent storage including an overstairs storage cupboard and a further built-in wardrobe and drawers. Bedroom two has carpet flooring and a window to the front. The bathroom provides a white three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with a glazed shower screen and Bristan shower over. There is a chrome heated radiator, an electric shaver point, a wall mounted mirror-fronted unit and part tiled walls.

Outside

To the front of the property is a smart gravelled frontage with a paved path to the front door. A tarmac side driveway provides off-street parking. Gated side access leads to hardstanding, a wooden shed and gravelled seating area. The neat rear garden is mainly laid to lawn, with a further patio seating area, gravelled borders and fenced boundaries.

Tenure: Freehold

Local Authority: Blaby District Council, **Tax Band:** B

Conservation Area: None.

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

Broadband delivered to the property: Cable, 271mbps.

Covenants: The development has covenants. More information available upon request.

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

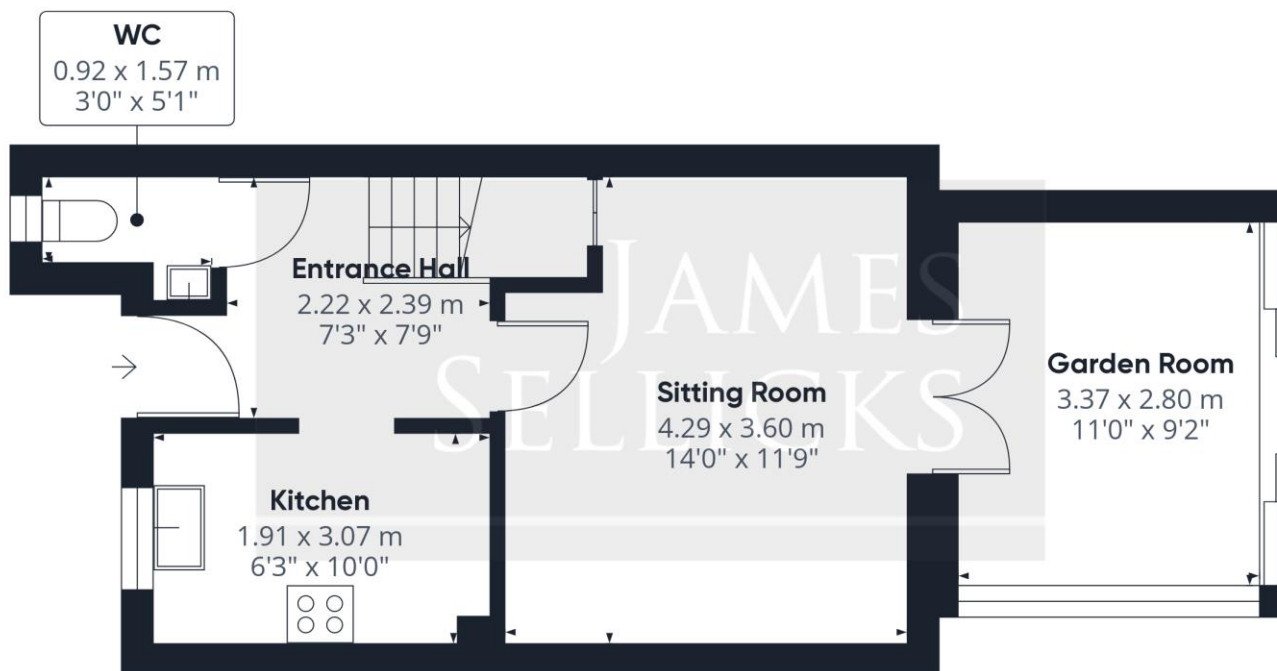
Accessibility issues : Two-storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.

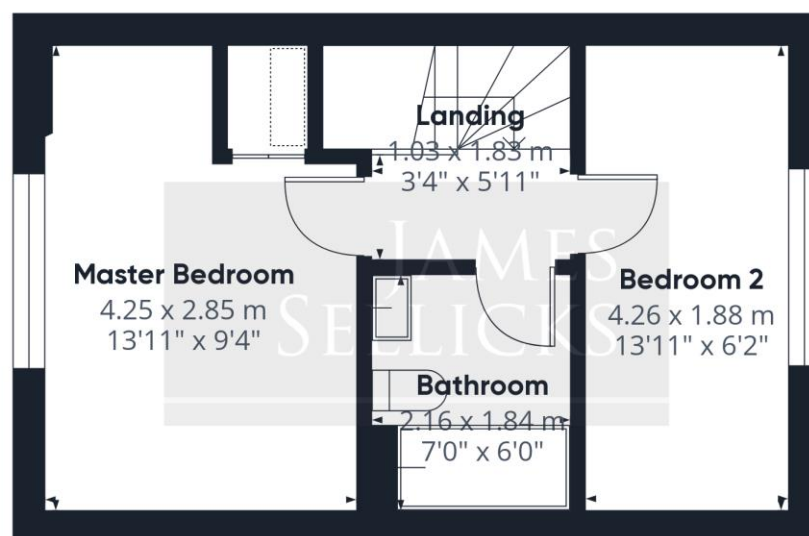




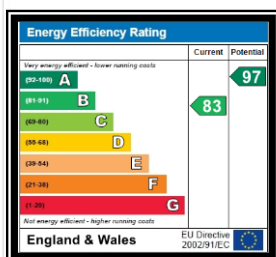




Floor 1



Floor 2



Approximate total area⁽¹⁾

63.22 m²

680.49 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

