

# JAMES SELICKS

41 SHANKLIN DRIVE

STONEYGATE, LEICESTER  
LE2 3QE

GUIDE PRICE £795,000





A stunning refurbished detached family home positioned on a magnificent plot of approximately 0.15 acres. The property has been meticulously upgraded by the current owners offering style and sophistication with a magnificent rear garden with large covered Veranda and lower fitted seating area.

Recessed porch • entrance hall • cloakroom • two reception rooms • extended living kitchen • study/family room • four bedrooms • re-fitted family bathroom. • driveway • tandem garage • deep rear gardens • large Veranda • children's activity centre • EPC - D

#### Location

Shanklin Drive is one of suburban Leicester's most popular roads lying just off the A6 London Road, and providing convenient access to the city centre. With popular local state and private schooling with local shopping facilities found at nearby Oadby with a variety sporting and social facilities with Knighton Park being only a short distance away.

#### Accommodation

The property is access via a recessed porch and a smart composite door into a spacious entrance hall with porcelain tiled flooring and underfloor heating, housing the contemporary staircase to the first floor with a useful understairs storage cupboard, two built-in cloaks cupboards and a ground floor cloakroom providing a two piece suite. To the left off the hallway is a study/ family room with a good range of built-in cupboards, luxury vinyl wood effect floor tiles and windows to the front and side elevations.

The stunning extended living kitchen boasts a fantastic range of contemporary, striking navy blue eye and base level units and drawers with Quartz preparation surfaces and upstands, an undermounted stainless steel sink with a flexible Chef's mixer tap and further hot water tap over, and two windows overlooking the rear garden. Integrated appliances include a Bosch oven and combination microwave, a five-ring gas hob with glass splashback and stainless steel and glass canopy extractor unit above, fridge-freezer, washing machine and dishwasher. There is ample space for a dining table, porcelain tiled flooring with underfloor heating, inset ceiling spotlights and a part glazed uPVC door to the side elevation.

The front reception room has a lovely bay window to the front elevation, inset ceiling spotlights. The extended rear reception room has a with contemporary, raised electric log-effect fire, inset ceiling spotlights throughout and is part carpeted with luxury vinyl wood effect flooring to the rear seating area, with large French doors with windows either side leading onto the Verandah and rear garden.

To the first floor is a central landing with glass balustrades gives access to the bedroom accommodation. The spacious master bedroom has a bay window to the front elevation, inset ceiling spotlights and wall-to-wall built-in wardrobes. Bedroom two has a window to the rear and built-in, mirror-fronted wardrobes. Bedroom three has a small bay window to the front elevation, inset ceiling spotlights, a built-in wardrobe and luxury vinyl wood effect floor tiles. Bedroom four has a window to the rear and a built-in wardrobe. The large family bathroom houses the airing cupboard with a Worcester wall mounted boiler within, has an opaque glazed window to the rear and boasts a contemporary white three piece suite comprising an enclosed WC, a trough sink with drawer beneath, mirror and light over and a panelled Spa bath with a glazed shower screen, fixed and flexible shower heads over, chrome heated towel rail, inset ceiling spotlights, part tiled walls and porcelain tiled flooring.







### Outside

To the front of the property is a planted frontage and a resin driveway providing ample off street car standing and access to the tandem garage, with an electrically operated door. Gated side access leads to the rear gardens which are an absolute delight. A large, decked and covered Verandah with glass balustrades sits adjacent to the house providing an excellent entertaining area with dual steps leading down to a further paved seating area with a water feature and barbecue, a deep lawn and an amazing children's activity centre. The garden has feature palm trees, fitted lighting and fully fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** F

**Listed Status:** None.

**Conservation Area:** None.

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

**Broadband delivered to the property:** Full fibre, speed unknown.

**Non-standard construction:** Believed to be Standard.

**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:** Two-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are Aware of.

**Please Note:** The property has photovoltaic panels, more information available on request.







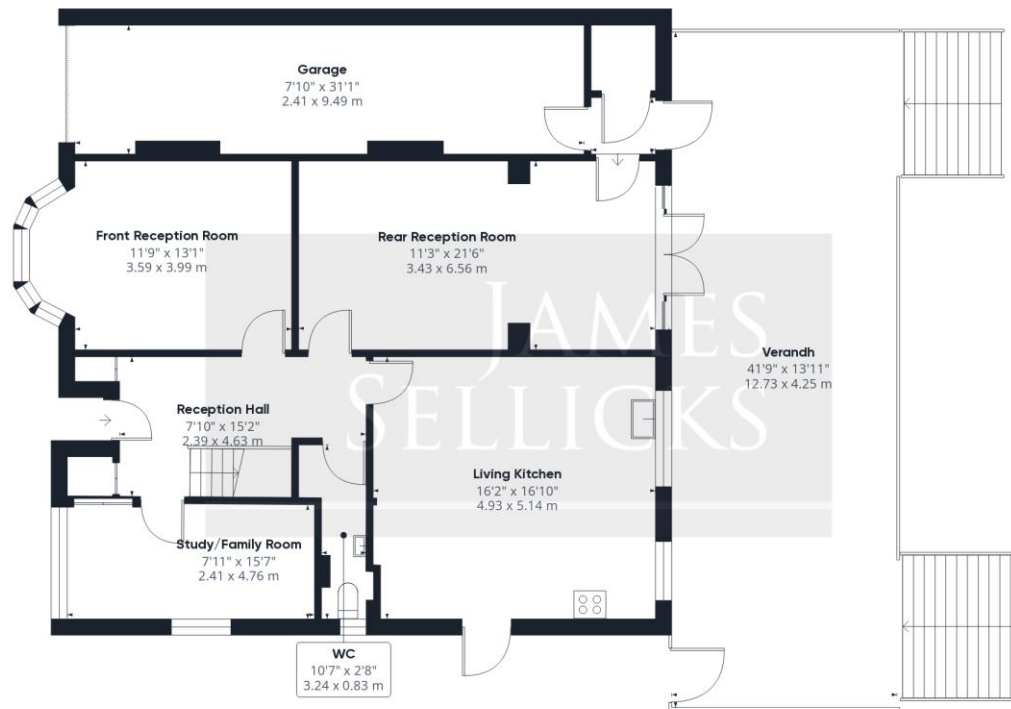




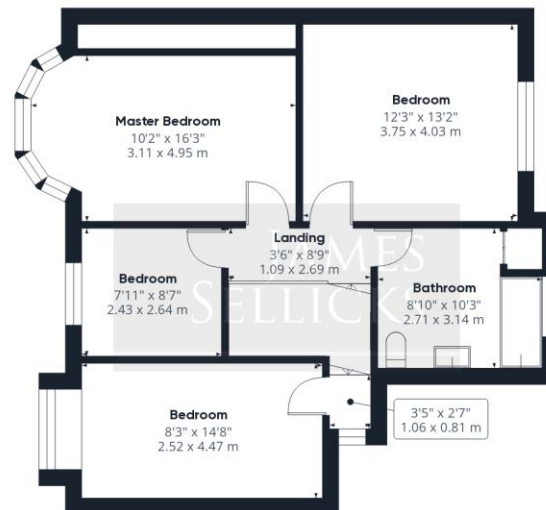








**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

1909.4 ft<sup>2</sup>

177.39 m<sup>2</sup>

**Balconies and terraces**

586.31 ft<sup>2</sup>

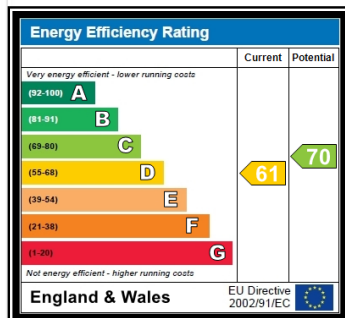
54.47 m<sup>2</sup>

(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.

**GIRAFFE360**





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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.

