

# JAMES SELICKS

282 HINCKLEY ROAD

WESTERN PARK, LEICESTER  
LE3 0TL

GUIDE PRICE £325,000





A charming, three bedroom semi-detached home located on a beautiful corner plot with a double garage and off street parking. The property is thought suitable for further adaptation and extension, subject to the necessary planning consents.

Porch • entrance hall • sitting room • dining room • kitchen • utility room • cloakroom • three bedrooms • shower room • lawned front garden • lawned rear gardens • large parking area • garage • driveway • EPC - D

#### Location

Hinckley Road lies in the heart of the popular suburb of Western Park and is renowned for its quality of housing stock, excellent primary schooling within the area, and the city centre with its professional quarters and mainline railway station being within easy reach. Local day-to-day shopping can be found along the Hinckley Road itself, as well as Braunstone Gate and Narborough Road just a short walk away.

#### Accommodation

The property is entered via a bay style uPVC and glazed door into a porch with tiled flooring and a wooden inner door with windows above and either side, into an entrance hall with a built-in corner cupboard, housing the stairs to the first floor with a useful understairs storage cupboard beneath. The sitting room has a uPVC bay window to the front, ceiling coving and sliding wooden doors leading into the dining room, having a wooden fireplace surround with an inset gas living flame effect fire and marble hearth, ceiling coving and an attractive uPVC door set with a bay with windows above and either side, leading onto the garden.

The kitchen boasts a good range of eye and base level units and drawers, quartz style preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit with mixer tap and uPVC window above. Integrated appliances include a Neff dishwasher, Neff four-ring induction hob with Neff stainless steel extractor unit above. There is under unit lighting, spotlights on a track, tiled flooring throughout and a useful understairs pantry with a window and door to the utility room, housing the new Worcester Bosch boiler and providing further white appliance space, a uPVC door to the garden and access to a ground floor cloakroom provides a two piece suite.

The first floor landing has a uPVC window to the side. The master bedroom has a built-in wardrobe and a uPVC bay window to the front elevation. Bedroom two is also a double, with an excellent range of built-in wardrobes with cupboards over and a square uPVC bay window to the rear. Bedroom three has a uPVC window to the front. The shower room has a three piece suite comprising an enclosed WC, a wash hand basin set into a quartz style vanity top with drawers and cupboards beneath and a mirror above, and a large glazed shower enclosure with fixed rainfall and flexible shower heads, two opaque glazed windows, a chrome heated towel rail and part tiled walls.











### Outside

The property is approached via a hedged frontage with a personal gate set between brick pillars and a paved path lead to the front door through lawned and pebbled areas. Gated side access leads to the rear garden, with a paved patio area, a lawned area a raised, walled planter with slate chipped borders and mature hedging. There is a hard landscaped parking area in the garden large enough for a caravan. To the rear of the plot is a driveway providing car standing space and access to a double garage with an electrically operated door, lights, power, a personal door and window, with a further orchard area.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** B

**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:** Cable, speed unknown.

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

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

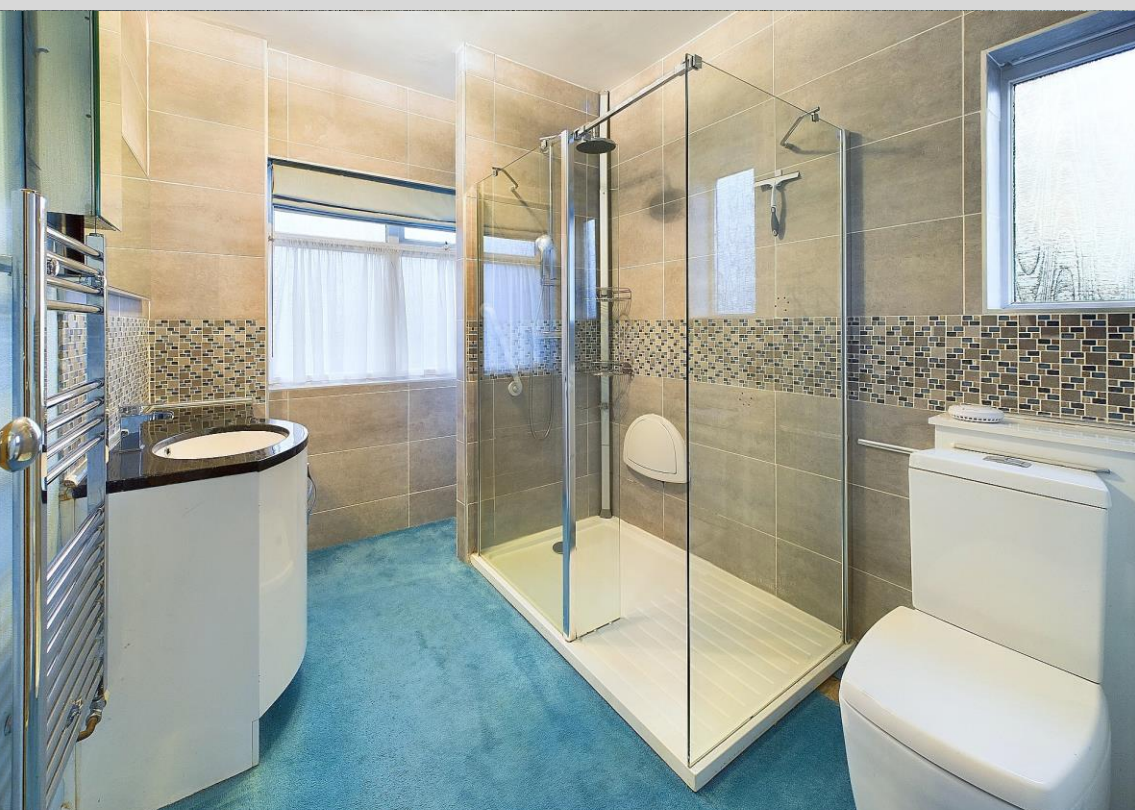
**Flooding issues in the last 5 years :** None our Clients are Aware of.

**Accessibility:** Two-Storey property, no accessibility modifications made.

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



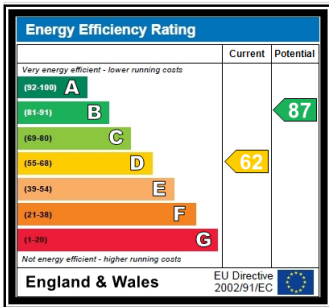








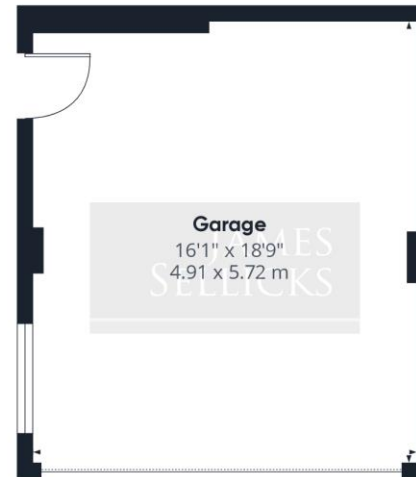




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

JAMES  
SELICKS

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

1309.08 ft<sup>2</sup>

121.62 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.

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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.

