

JAMES SELICKS

25 LYNMOUTH ROAD

HUMBERSTONE
LEICESTERSHIRE LE5 1NB

GUIDE PRICE: £395,000



Located on a deep plot, this very well presented, three bedroom semi-detached home boasts a lovely kitchen extension and an annexe situated within the superb landscape gardens.

uPVC double glazing • entrance hall • cloakroom • sitting room • living/dining kitchen • three double bedrooms • bathroom • loft room • driveway • summerhouse • patio and lawned area • large outbuilding/annexe • EPC - D

Location

The property is location just off Scraftoft Lane in the popular suburb of Humberstone, giving excellent access to the city's professional quarters, mainline railway station as well as good neighbourhood schooling, local day-to-day shopping found along the nearby Uppingham Road or at the Humberstone Tesco superstore.

Accommodation

The property is entered via an arched brick doorway and composite front door with leaded windows either side and above, into an entrance hall with laminate flooring, housing the stairs to the first floor with a understairs cupboard and a useful ground floor cloakroom providing a two piece suite. The sitting room has a bow window to the front elevation, a partial media wall with LED lighting and a feature mirrored radiator. The extended kitchen boasts an excellent range of wood effect eye and base level units and drawers, ample roll edge laminate preparation surfaces, tiled splashbacks and a stainless steel sink and drainer unit with mixer tap and window above overlooking the garden. Integrated appliances include a Lamona oven, a four-ring gas hob with a stainless steel splashback; there is also further white appliance space, mosaic tiled flooring, a further window and door to the side and is open to a dining/living area with laminate flooring and uPVC patio doors with windows either side, leading onto the rear garden.

The first floor landing has a an opaque glazed window to the side, laminate flooring and built-in shelving. The spacious master bedroom has a bow window to the front, built-in wardrobes and drawers and laminate flooring. Bedroom two is a double, with laminate flooring, an excellent range of built-in wardrobes and cupboards, and a window to the rear. The third bedroom is also a double room, with a built-in wardrobe, laminate flooring and a window to the rear. The family bathroom has an opaque glazed, leaded window to the front and a three piece suite comprising a panelled Jacuzzi bath with shower over, an enclosed WC and wash hand basin with drawers beneath and a mirror with shelves above, a chrome heated towel rail, fully tiled walls and laminate flooring. The property also has a loft room thought suitable for a study or occasional bedroom, a great space with two Velux windows, an electric radiator and eaves storage.

Outside

A concrete driveway to the front provides off street car standing for three vehicles and gated side access to a block paved area leading to a large wooden summerhouse with power and lighting. To the rear of the property is a large paved patio entertaining area and paved paths either side of a large lawn leading to a large outbuilding/annexe, a large open space prime for conversion with planning permission and building regulations, lighting, underfloor heating, a uPVC door and window to the front, window to the rear and a shower room.

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

Local Authority: Leicester City Council, **Tax Band:** B

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

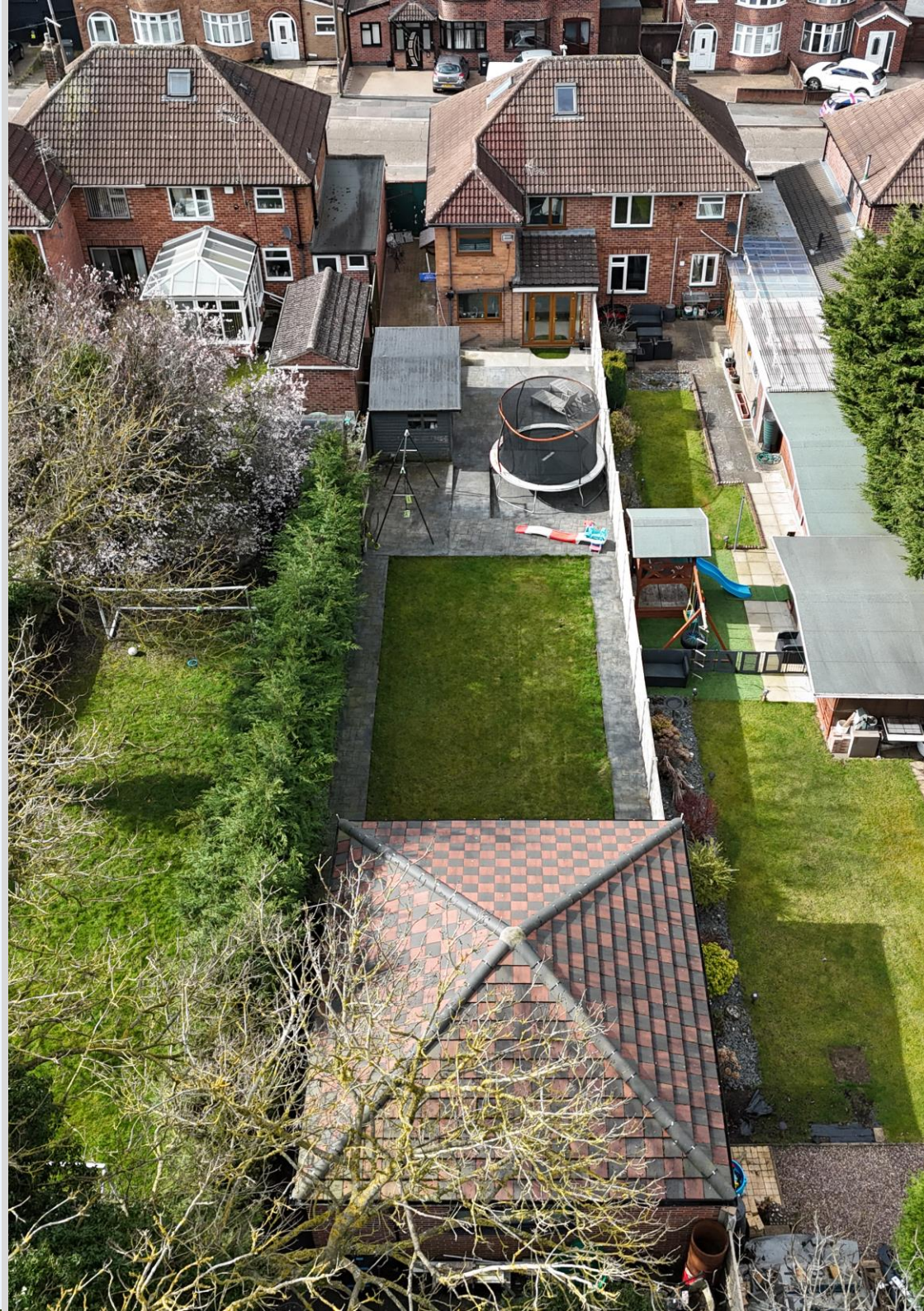
Broadband delivered to the property: unknown.

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: No accessibility modifications made.

Planning issues: None our Clients are Aware of.

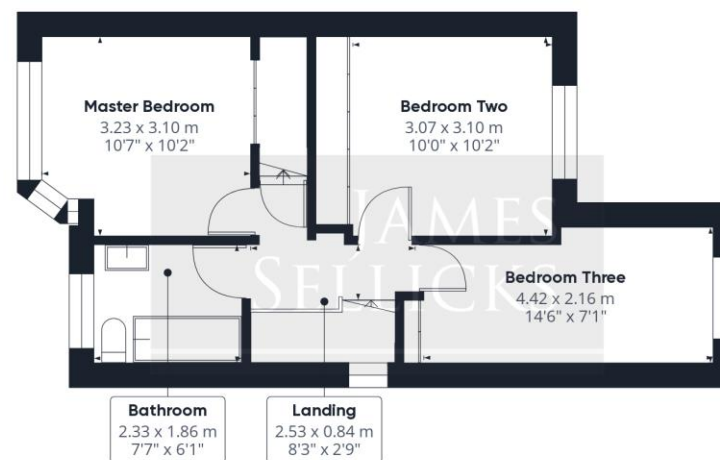




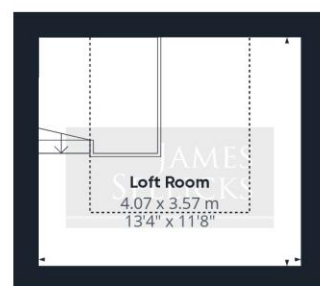




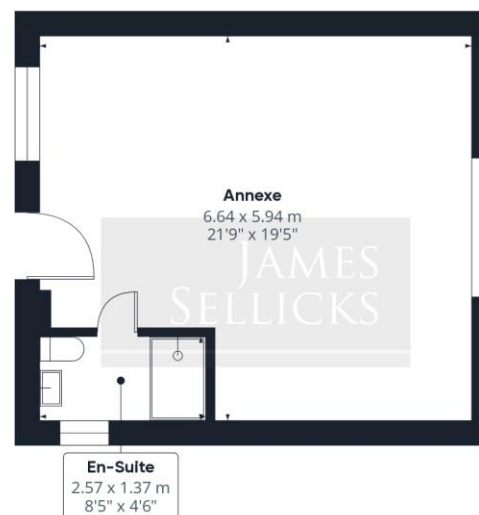
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

139.19 m²

1498.22 ft²

Reduced headroom

6.78 m²

72.98 ft²

(1) Excluding balconies and terraces

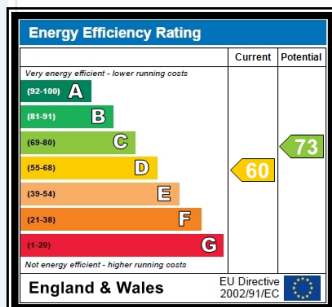
Reduced headroom

..... 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 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.

