

# JAMES SELICKS

135 NORTHDENE ROAD

WEST KNIGHTON  
LEICESTER LE2 6JJ

GUIDE PRICE £325,000





A three bedroom detached home positioned on deep plot in the heart of West Knighton, in need of updating and offered for sale with no upward chain.

Porch • entrance hall • two reception rooms • conservatory • kitchen • utility/cloakroom • three bedrooms • shower room • driveway • single garage • deep lawned gardens • EPC - F

#### Location

The property is located in West Knighton, just off the A50 Welford Road, providing convenient access to the city centre, Fosse Retail Park and the M1/M69 motorway links via Asquith Way.

#### Accommodation

The property is entered via a uPVC front door with windows to the sides into a porch with a glazed inner door into an entrance hall housing the stairs to the first floor with a useful understairs storage cupboard beneath. The spacious through lounge/dining room has a uPVC double glazed bay window to the front elevation, a feature, raised living flame effect gas fire within an Adams style fireplace surround with marble hearth and back, and a patio door with window to the side into the conservatory, of brick and uPVC construction with a lantern style roof, tiled flooring and French doors to onto the patio and rear garden.

The breakfast kitchen has a basic range of eye and base level units and drawers with wood effect worktops, a stainless steel sink and drainer unit with mixer tap and window over, space and plumbing for a washing machine and fridge, and a door to a rear lobby with doors to the conservatory, rear of the house and a cloakroom with a two piece suite.

To the first floor is a landing with a window to the side. The master bedroom has a uPVC double glazed bay window to the front elevation and a good range of built-in wardrobes. Bedroom two is also a double and has built-in wardrobes and a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the rear. A shower room completes the accommodation, with an opaque glazed window to the rear, part tiled walls and a white three piece suite comprising a low flush WC, pedestal wash hand basin and a large glazed shower enclosure.

#### Outside

To the front of the property is a walled frontage and gated access to a driveway providing off street parking and access to a single garage. To the rear of the property are deep gardens, mainly laid to lawn with a paved patio area, gravelled shrubbed areas, planted borders, fenced, walled and hedged boundaries.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** C

**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:** To be confirmed.

**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.



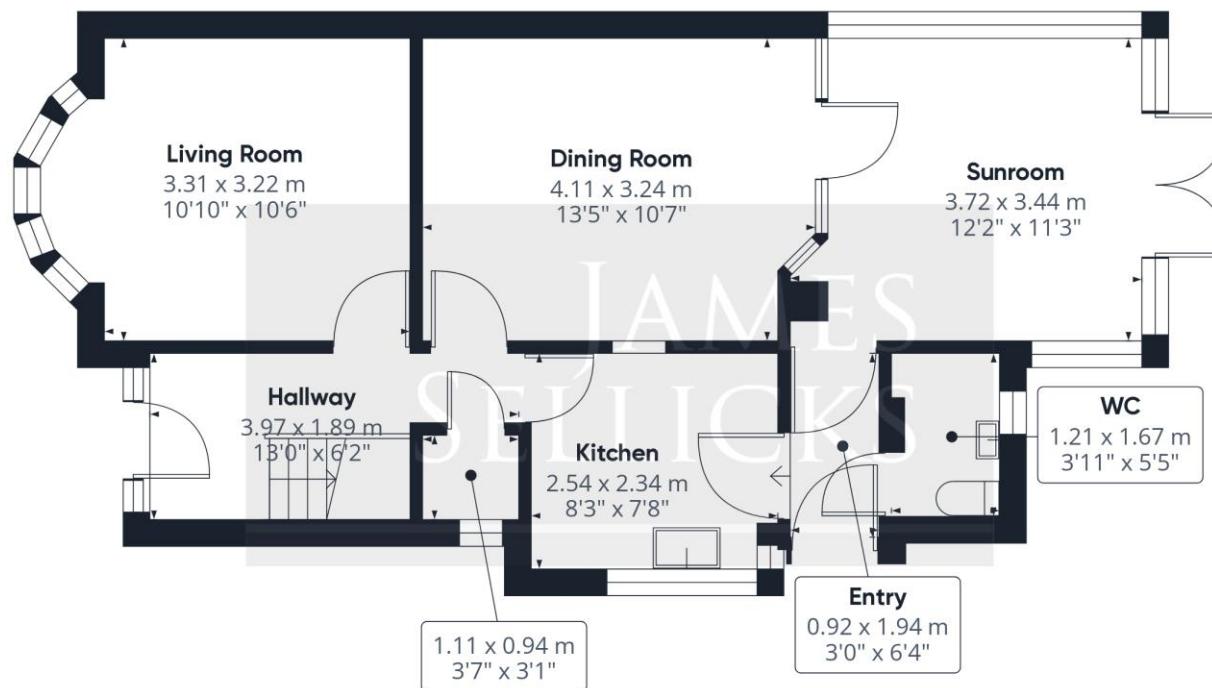




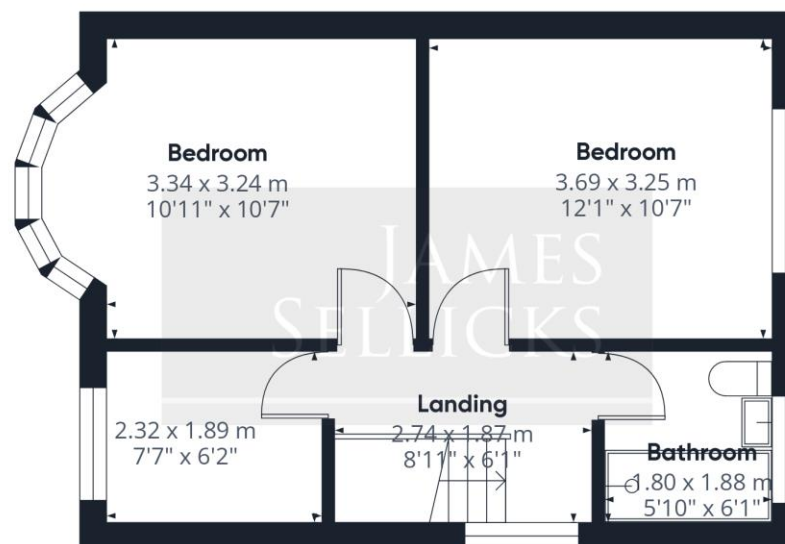








Floor 1



Floor 2

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

90.06 m<sup>2</sup>

969.38 ft<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 are based on RICS IPMS 3C standard.

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.

