

# JAMES SELICKS

10 TYBURN CLOSE

BRADGATE HEIGHTS  
LEICESTER LE3 9PZ

GUIDE PRICE £250,000





An attractive, three bedroom semi detached home situated at the end of a cul-de-sac in this popular West Leicestershire development, offered for sale with no upward chain.

Entrance hall • cloakroom • kitchen • L shaped through lounge/dining room • three bedrooms • bathroom • driveway • lawned rear gardens • EPC - C

#### Location

This popular development is located approximately three miles north west of Leicester city centre providing good access to the M1/M69 motorway networks, with local shopping facilities found at nearby Anstey and Glenfield villages, plus the nearby Glenfield Hospital.

#### Accommodation

The property is entered via a smart composite door into an entrance hall housing the stairs to the first floor and a cloakroom providing a two piece suite. The kitchen has a window to the side and provides a good range of beech effect eye and base level units and drawers, roll edge preparation surfaces and tiled splashbacks, a stainless steel sink and drainer unit with mixer tap over, an integrated Electrolux oven and four-ring gas hob with concealed extractor unit over, space and plumbing for an automatic washing machine. There is a built-in breakfast bar, wood laminate effect flooring, spotlighting and the wall mounted boiler.

An 'L' shaped through/dining room is flooded with natural light from the window and French doors leading onto the patio entertaining area, and houses a large understairs storage cupboard.

To the first floor is a landing housing the airing cupboard. There are three bedrooms, all with built-in wardrobes and a family bathroom with an opaque glazed window and a white three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with shower attachment, part tiled walls and wood laminate effect flooring.

#### Outside

To the front of the property is a tarmac driveway providing ample off street car standing for two vehicles. Gated side access leads to good-sized rear gardens, mainly laid to lawn with a paved patio, shrub borders and fenced boundaries.

**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:** 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.

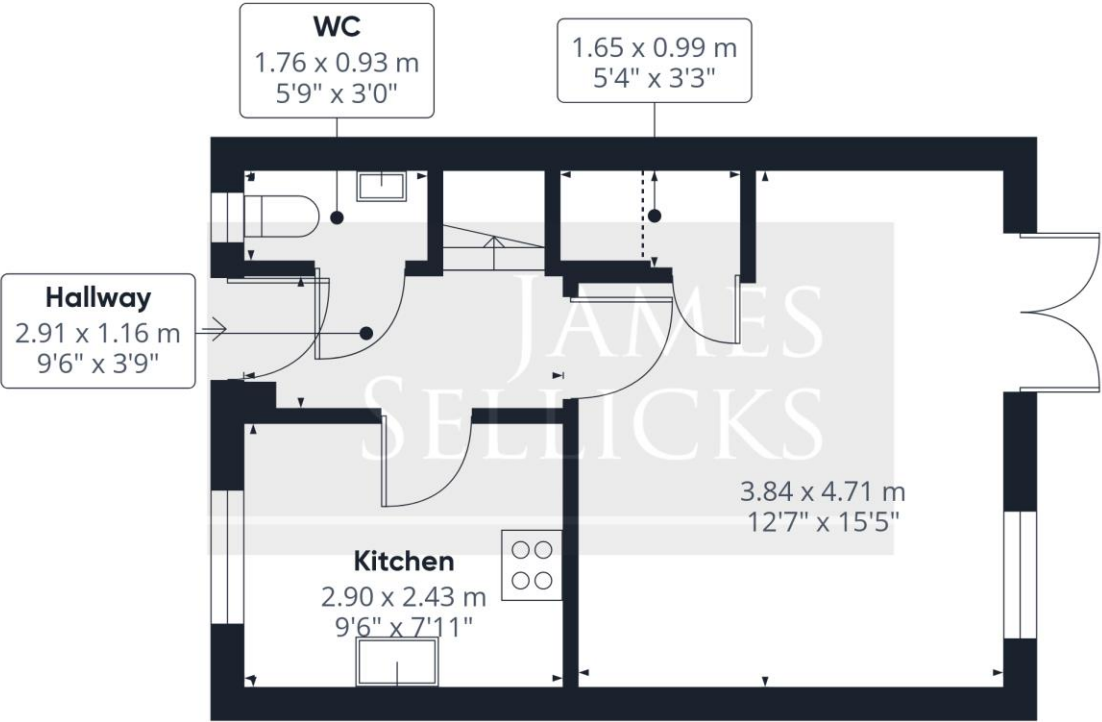




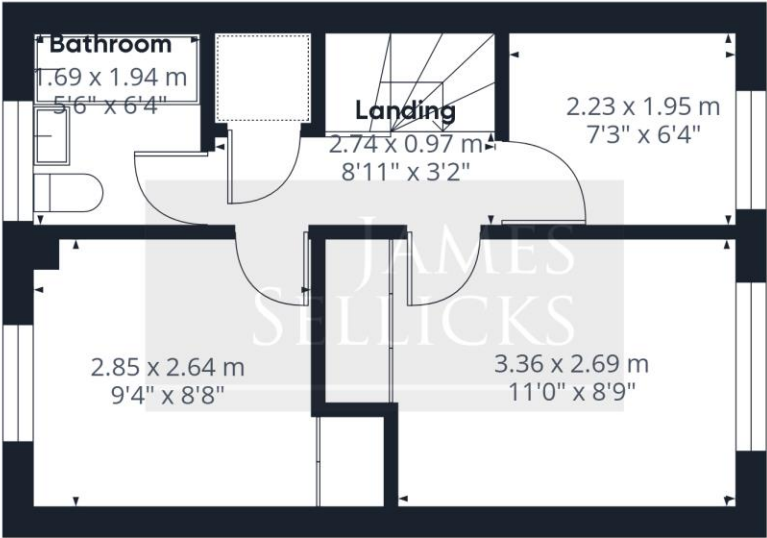




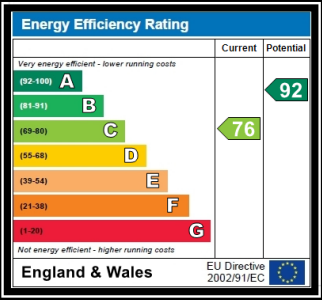




Floor 1



Floor 2



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

60.61 m<sup>2</sup>  
652.4 ft<sup>2</sup>

Reduced headroom

0.59 m<sup>2</sup>  
6.32 ft<sup>2</sup>

(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 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.

