

JAMES SELICKS

24 EASTLEIGH ROAD

WEST END, LEICESTER
LE3 0DB

GUIDE PRICE £232,500



A charming, bay-fronted mid-terrace Victorian home retaining a wealth of original features with a contemporary twist, located on this tree-lined street in the heart of the West End.

Entrance hall • sitting room • dining room • kitchen • two double bedrooms • bathroom • front forecourt • good-sized rear courtyard gardens • EPC - tbc

Location

Eastleigh Road is just a short walk from Braunstone Gate, with its abundance of trendy bars and restaurants and is conveniently located for the city centre with its professional quarters and mainline railway station, plus the M1/M69 Motorway networks and Fosse Retail Park.

Accommodation

A porch with beautiful original floor and wall tiling and a wooden front door lead into a reception hall with mosaic tiled flooring. The sitting room is bright and spacious yet cosy; entered via a lovely glass and wooden door, it has a bay window to the front, original ceiling coving and picture rail, a cast-iron “school style” radiator and a built-in cupboard. The dining room is a great space, with a feature fireplace surround to the chimney breast, gravelled inglenook and full height built-in storage to the recess, a ceiling rose, picture rail, a cast-iron radiator, stripped floorboards and French doors onto the garden. A lobby with a door to the side and tiled flooring houses the staircase and a useful storage cupboard.

The superb kitchen boasts a fantastic range of taupe base level units and drawers, white metro tiled splashbacks and ample wooden preparation surfaces with an undermounted ceramic sink and mixer tap over. There are glazed display cabinets with under unit lighting, tiled flooring, and appliances including a Stoves double oven with gas hob, a Kenwood fridge and freezer. This room is flooded with natural light from a large bay window to the side with bench storage seating beneath.

The first floor landing has a window to the side and provides ladder access to the boarded, insulated loft. The large master bedroom has a shuttered bay window to the front, ceiling coving and a feature cast-iron fireplace and radiator. Bedroom two is also a double, with a window to the rear and a feature cast-iron fireplace. The spacious bathroom provides a three piece suite comprising a panelled bath with a glazed screen, drench and handheld showerheads above, an enclosed WC and pedestal wash hand basin and has an obscure glazed window to the rear, a cast-iron radiator, fully tiled walls and slate tiled flooring.

Outside

The property has a front forecourt behind a low-level wall and a cast-iron personal gate. To the rear is a courtyard garden, three attached outbuildings (one providing space and plumbing for a washing machine) and an enclosed, gravelled patio area with a gate to a shared, gated alleyway for bin access. Residents’ permit parking is available within the area.

Tenure: Freehold. **Local Authority:** Leicester City Council, **Tax Band:** A

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: Fibre, 250mbps.

Wayleaves, Rights of Way & Covenants: None that our Clients are aware of.

Flooding issues in the last 5 years: None that our Clients are aware of.

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

Planning issues: None that our Clients are aware of.













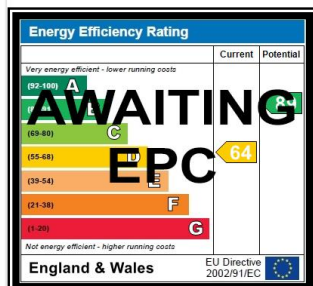
Approximate total area⁽¹⁾
86.6 m²
932 ft²

(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.

