

An aerial photograph of a residential street in Leicester. The houses are built of red brick with red tiled roofs. A 'For Sale' sign is visible on the left. The street is paved with brick, and there are parked cars. The background shows more houses and greenery under a cloudy sky.

JAMES  
SELICKS

Haydon Lane  
LEICESTER LE4 0ES

This stylish two-bedroom home offers modern comfort and features a light-filled open-plan kitchen, dining, and living space, which is perfect for both entertaining and everyday modern living. With contemporary finishes, generous storage, off-road parking, and a private lock-up it is ideal for a first-time buyer, investor buyer or those looking to downsize.

Modern two-bedroom home offering contemporary & stylish accommodation • Welcoming entrance with staircase & loft access • Spacious open-plan kitchen, dining & living room • Sleek contemporary kitchen with integrated Zanussi & Hotpoint appliances • Generous master bedroom • Versatile second double bedroom for guests, children, or office • Contemporary bathroom • Private lock-up for bikes, bins, or tools • Driveway for two cars and automated parcel delivery box included for convenience •

### Accommodation

This well-presented home offers a thoughtful blend of modern functionality and comfortable living. From the moment you step inside, the property welcomes you with a charming entrance lobby, leading to a staircase that rises to a further carpeted landing. A uPVC window to the front brings in natural light, and there is also loft access, adding to the practical features of the home.

The main living space is a spacious open-plan area that combines the kitchen, dining, and sitting areas into a bright and sociable space. The entire area is laid with attractive laminate wood flooring and benefits from two UPVC windows to the front and two to the rear, creating a wonderfully light and airy atmosphere. There are also two fitted storage cupboards providing excellent everyday practicality.

The kitchen is well-equipped with a range of white hand and eye-level units, complete with a stainless-steel sink and modern integrated appliances. These include a Zanussi four-ring hob and matching oven, a Zanussi fridge freezer, a Zanussi integrated dishwasher, and a Hotpoint washer/dryer. A sleek stainless steel extractor fan is fitted above the hob, enhancing the contemporary feel of the space. This room also offers ample space for both dining and relaxing, making it the perfect setting for both entertaining and everyday life.

The master bedroom is a generously proportioned double room, featuring a UPVC window, carpeted flooring, and a temperature control unit for added comfort. The second bedroom is also a good-sized double, with carpeted flooring and a UPVC window to the front, making it ideal as a guest room, children's room, or home office.

The bathroom is neatly finished with laminate flooring, an obscure-glass UPVC window to the side, a WC, sink, and a full-size bath with shower over. Stylish tiling surrounds the bath, and a fitted shaving point adds a practical finishing touch.

### Outside

The property benefits from a private storage lock-up, which is ideal for keeping bikes, bins, or gardening equipment neatly tucked away. A tarmac driveway to the front provides off-road parking for two vehicles. An added modern convenience is the automated parcel delivery box, which will remain with the property.





#### Location

This small development is conveniently located just off Heacham Drive and provides excellent access to the city centre with its professional quarters, university hospital and mainline railway station, along with good local schooling nearby.

Access to the M1/M69 motorway networks and associated Fosse Retail Park is just a short distance along the A46 western bypass and some of the County's most beautiful rolling countryside found at Bradgate Park to the north.

**Tenure:** Share of the Freehold (No service charge or ground rent)

**Lease:** 999-year lease from 1<sup>st</sup> January 2021. **Lessee:** Homes & Communities Agency

**Estate Management:** When our clients purchased the property, they were informed there would be an approximate £180 per annum estate charge for the upkeep of communal outside areas of the development (grass cutting etc). This has yet to be implemented.

**Local Authority:** Leicester City Council

**Listed Status:** Not Listed

**Conservation Area:** No

**Tax Band:** B

**Services:** The property is offered to the market with all mains services and gas-fired central heating

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard construction. Built in 2021

**Wayleaves, Rights of Way, Easements & Covenants:** Yes

**Flooding issues in the last 5 years:** None

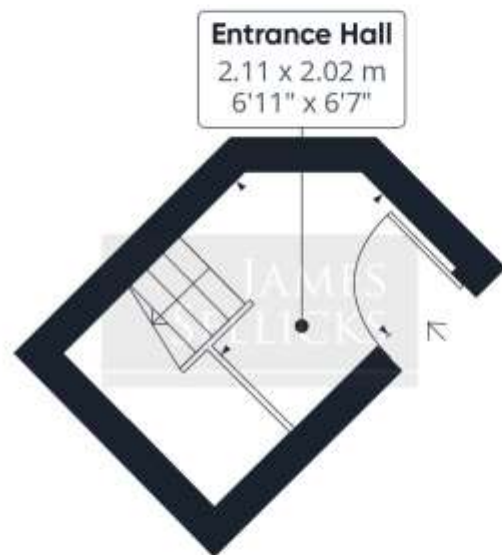
**Accessibility:** First floor dwelling. Stairs to first floor. Accommodation over one level.

**Planning issues:** None which our clients are aware of

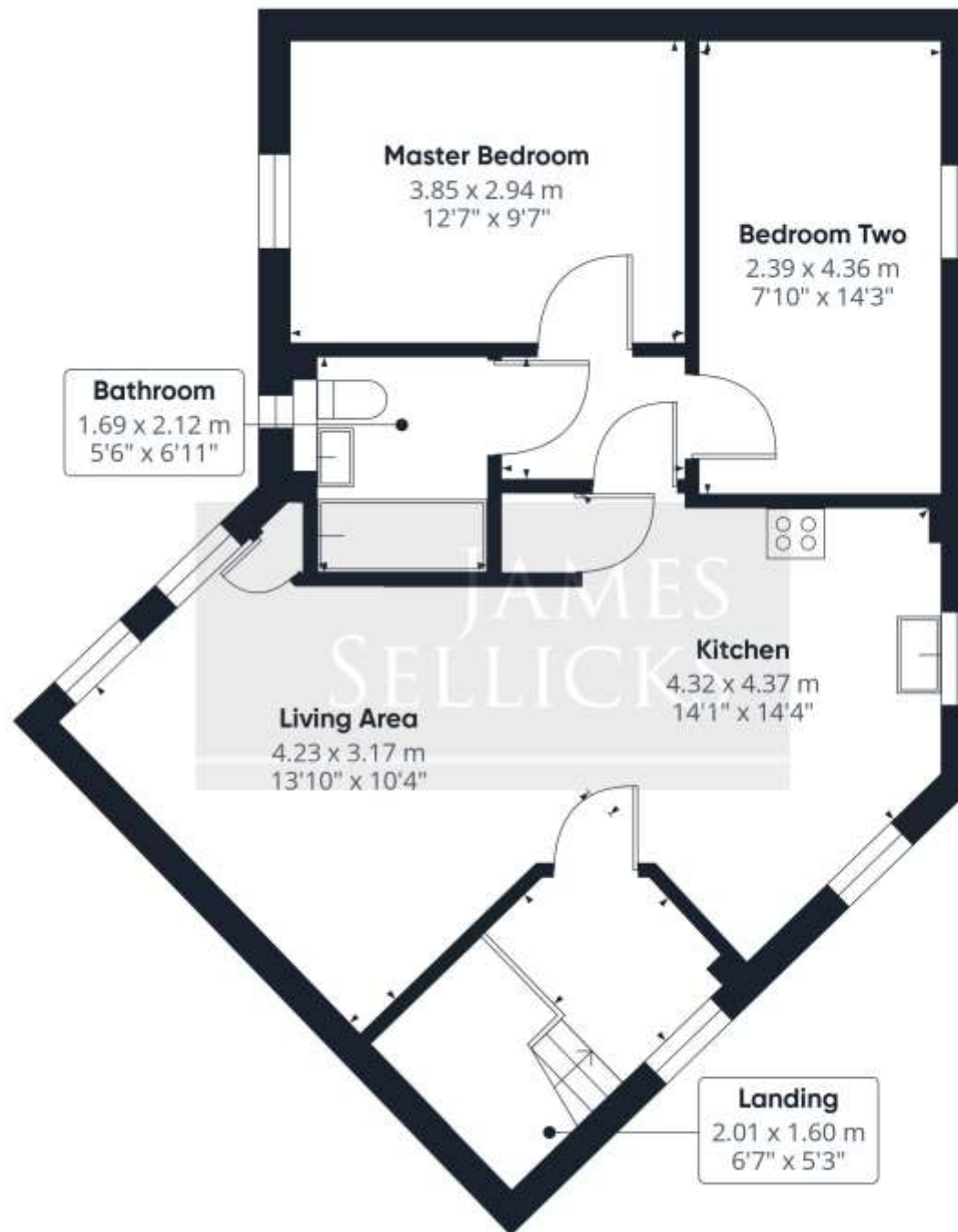
**Satnav Information:** The property's postcode is LE4 0ES, and house number 6







Floor 1



Floor 2

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

65.2 m<sup>2</sup>  
702 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 82+   | A             |         |           |
| 81-81 | B             | 84 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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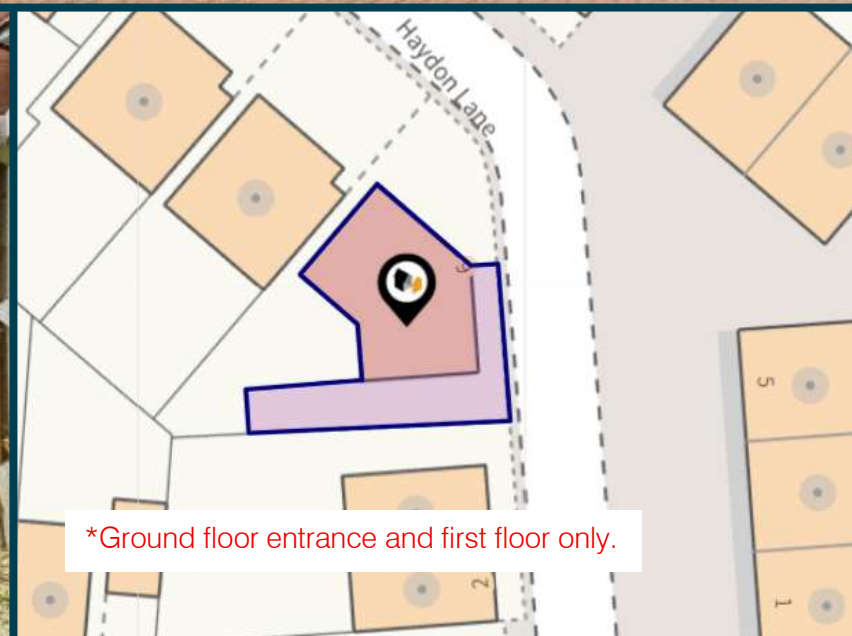
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.



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\*Ground floor entrance and first floor only.