

JAMES SELICKS

27 SHIRLEY AVENUE

STONEYGATE
LEICESTER LE2 3NB

GUIDE PRICE £575,000



An attractive, four bedroom, characterful detached home positioned on a corner plot on this desirable road in the heart of Stoneygate.

Entrance hall • two reception rooms • breakfast room • kitchen • rear lobby • ground floor WC • four bedrooms • family bathroom • separate WC • driveway • single garage • lawned front and side gardens • EPC - tbc

Location

The location is convenient for niche shopping at the fashionable Allandale Road/Francis Street shopping parades and nearby Queens Road at Clarendon Park, with wider range of shopping offered within the city centre. Highly regarded schooling is available nearby in the state and private sectors, along with an abundance of leisure facilities. There is mainline rail access to London St. Pancras in just over one hour and the area is also well served by road networks with junction 21 of the M1 within a fifteen minute journey.

Accommodation

A part-glazed front door opens into a welcoming entrance hall with oak Parquet flooring, understairs storage, and a further built-in cupboard. To the front of the property is a delightful sitting room, centred around a gas living flame fire with marble hearth and timber surround. A second reception room lies to the rear, also featuring a gas fire with marble hearth and beech surround, and enjoying views over the garden.

The breakfast room, with its attractive side bay window, flows naturally into the kitchen, which is fitted with a range of wall and base units, a stainless steel sink, space for an electric or gas oven, and plumbing for both a washing machine and dishwasher, along with space for additional appliances. From here, a rear lobby provides access to the garden and a convenient ground floor WC, as well as housing the Glow Worm wall-mounted boiler, which is just one year old.

The first floor landing is enhanced by a stained and leaded side window and leads to four bedrooms. The principal bedroom features built-in wardrobes and a tiled fireplace, while a further includes a pedestal wash hand basin. The family bathroom is fitted with a three-piece suite comprising a panelled bath, shower cubicle, and chrome heated towel rail, complemented by a separate WC.

Outside

tarmac driveway provides off-road parking and access to a single garage. Lawned gardens extend to the front and side of the property, with gated access to the rear, where a beautifully stocked garden with mature trees and shrubs offers a stunning and private backdrop to this elegant period home.

Tenure: Freehold. **Construction:** Believed to be Standard.

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

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: Cable, 500mbps.

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

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

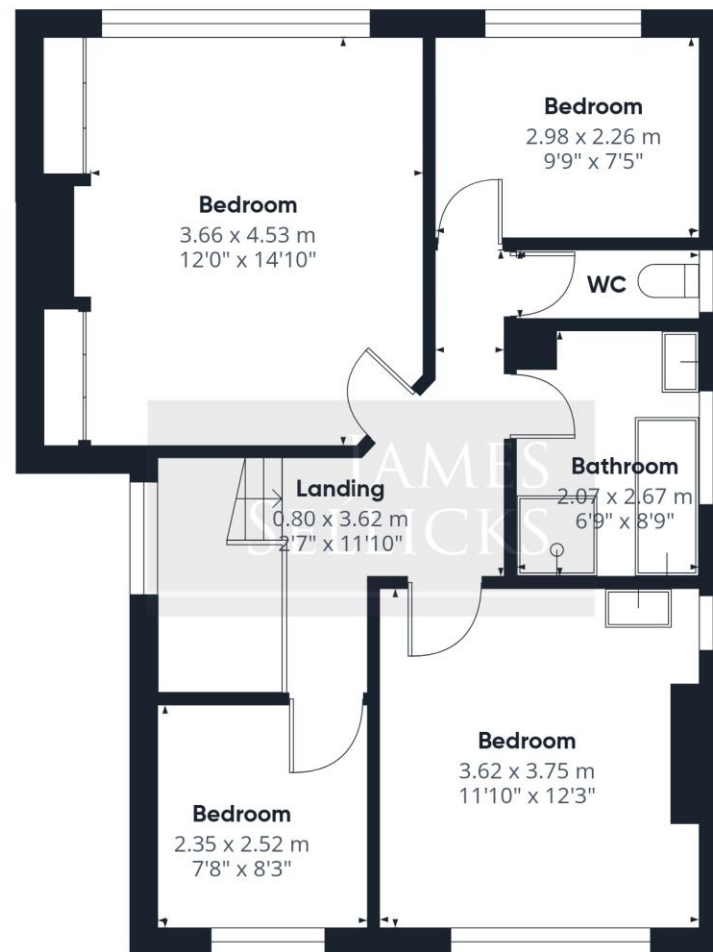
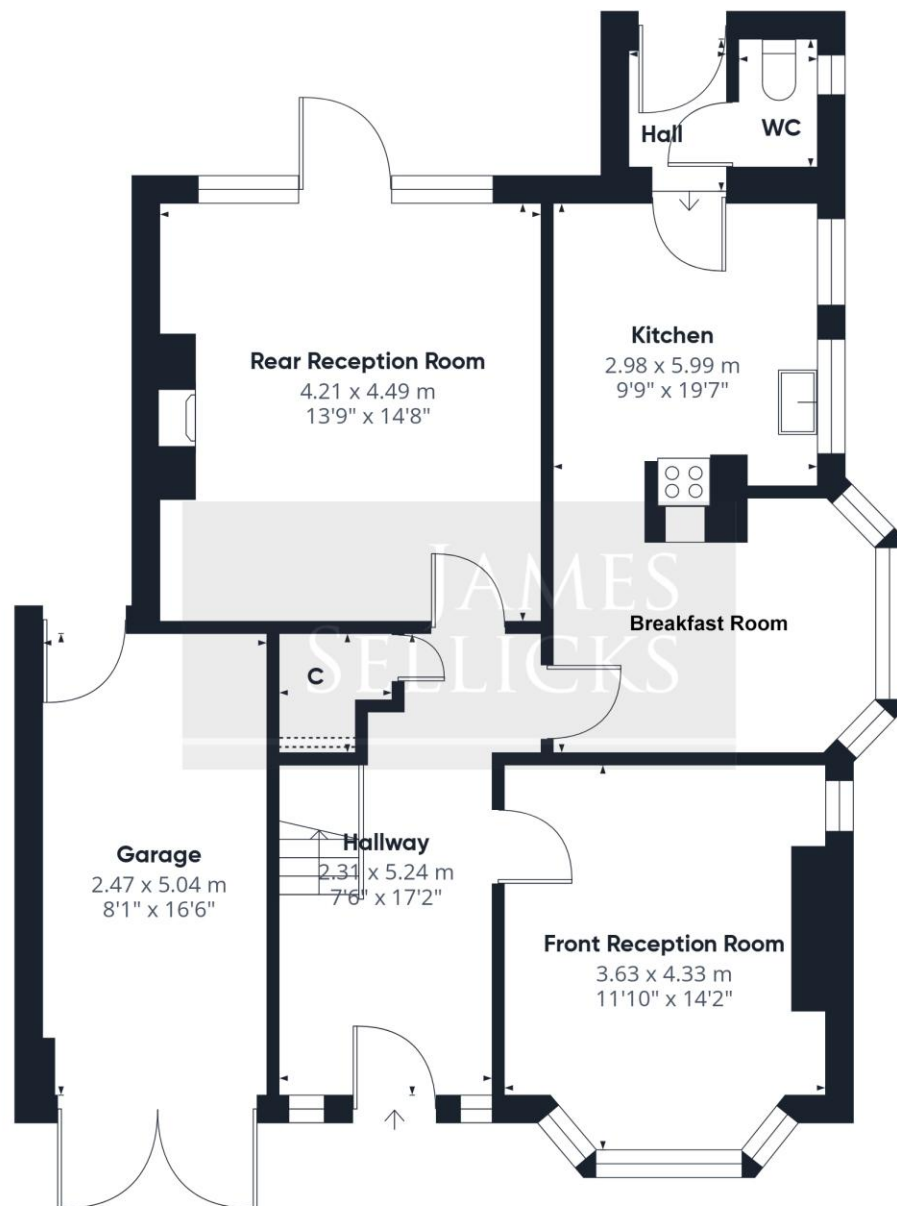
Accessibility: Two-storey property. No accessibility modifications made.

Planning Nearby: Application on No. 25, granted in 2023, no work has ever begun.









Approximate total area⁽¹⁾

138.4 m²

1489 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

