

JAMES SELICKS

8 MORCOM DRIVE

AYLESTONE, LEICESTER
LE2 8BU

GUIDE PRICE £385,000



An exceptional four-bedroom detached home offering immaculate interiors, a contemporary layout, and superb outdoor space. Built by the highly regarded Morris Homes and still covered by its NHBC warranty, this property is ready to move straight into. With a single garage, driveway parking, and a beautifully maintained garden.

Location

Situated in a sought-after area, the property enjoys easy access to Leicester city centre, the A6, excellent schools, and green spaces with an opening from the development to both Aylestone & Everards Meadows. Fosse Shopping Park is close by, and the M1/M69 motorway network can be reached in just five minutes. Local amenities can be found along Aylestone Road, including shops and schools such as Granby Primary and Montrose. Sporting facilities are within easy reach, with Grace Road Cricket Ground, the King Power Stadium, and Tigers nearby. Excellent bus routes connect directly to the city centre, while the outer ring road provides convenient links for commuters.

Accommodation

A bright and welcoming entrance hall houses the stairs to the first floor, a convenient ground floor WC and provides access to the main living areas. A spacious, full-length sitting room with bi-fold doors opening onto the rear garden, creates a perfect space for relaxation and entertaining. The heart of the home is a living/dining kitchen spanning the depth of the property and boasting a range of integrated appliances, matching units, and quality preparation surfaces. There is ample space for family dining and entertaining, with French doors leading to the garden. A practical and well-planned utility room provides additional storage, work surfaces and appliance space, plus a side access door.

To the first floor is a large landing. The master bedroom is a spacious double with fitted wardrobes and access to a contemporary en-suite shower room providing a walk-in shower, WC and wash basin, finished to a high standard. Bedrooms two and three are also a doubles and bedroom four is currently used as a dressing room, but equally suitable as a single bedroom, nursery, or study. The family bathroom completes the accommodation, with a modern suite comprising a bath with shower over, WC and wash hand basin.

Outside

The property benefits from a single garage with up-and-over door, together with driveway parking. The front garden is neatly maintained with a lawned area, while the rear garden is beautifully landscaped and feature a paved patio for outdoor dining, a lawn and fenced boundaries for privacy.

Tenure: Freehold

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

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, speed unknown.

Non-standard construction: Believed to be Standard.

Wayleaves, Rights of Way & Covenants: Not to be used for business, no caravan parking.

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

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

Service Charge for Communal Areas: £132 per annum.





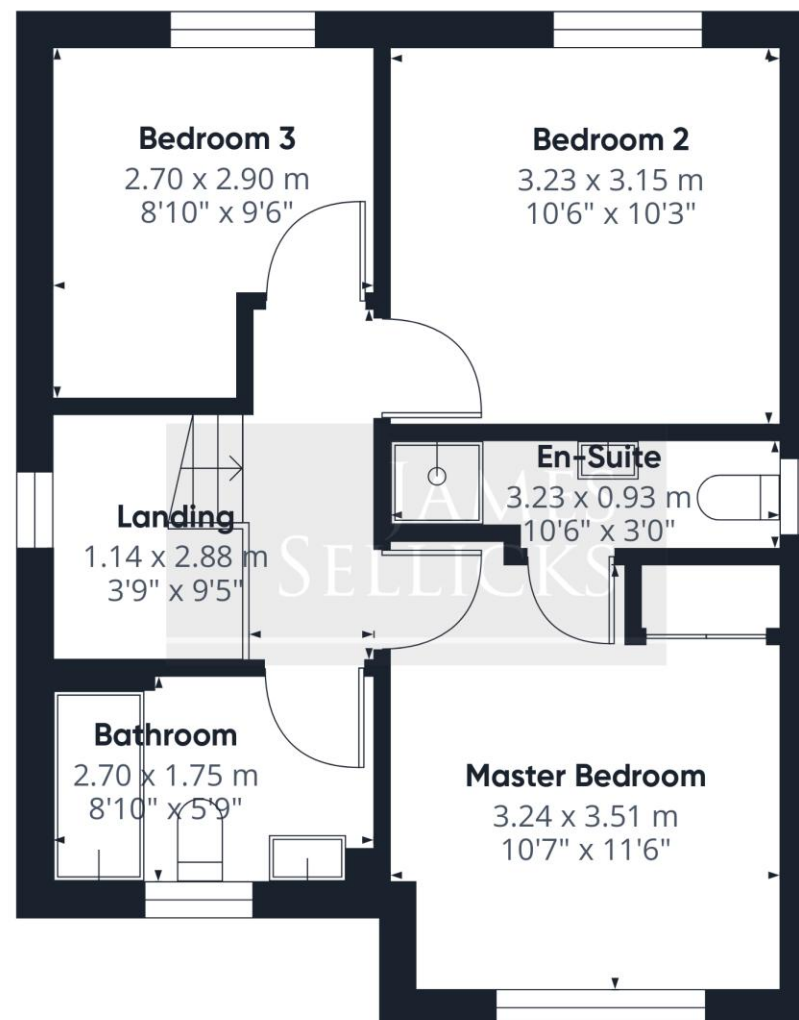




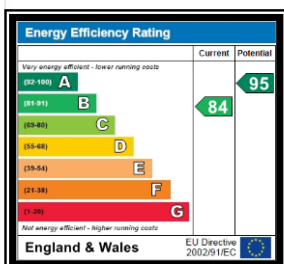




Floor 1



Floor 2



Approximate total area⁽¹⁾

82.8 m²
891 ft²

(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.

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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.

