

JAMES SELICKS

18 GLENEAGLES AVENUE

LEICESTER LE4 7GB



An attractive and spacious, three bedroom semi-detached family home with off street parking, located within this popular suburb.

Entrance hall • sitting room • open plan dining kitchen • three bedrooms • shower room • driveway • lawned rear gardens • EPC - E

Location

Gleneagles Avenue is located close to Melton Road, offering excellent access via good public transport links to the city centre with its professional quarters and mainline railway station.

Accommodation

The property is entered via an entrance hall with laminate flooring and wood panelled walls, housing the stairs to the first floor and leading into the bright and spacious sitting room, which has a bay window to the front.

The open plan dining kitchen has a good range of wood-effect eye and base level units and drawers, black stone-effect preparation surfaces and breakfast bar space, tiled splashbacks and a stainless steel sink and drainer unit with a mixer tap and window above. There is a practical walk-in pantry, an integrated stainless steel Lamona oven with four-ring gas hob and stainless steel extractor unit above, space and plumbing for an automatic washing machine; tiled flooring continues through to a dining area with uPVC patio doors leading onto patio entertaining area.

To the first floor are three bedrooms, the master with a picture rail, an extensive range of built-in wardrobes and cupboards, and a window to the rear elevation.

Bedroom two is another double, with laminate flooring, two good-sized built-in wardrobes and a window to the front. Bedroom three has a window to the front and an overstairs storage cupboard. A contemporary shower room with an opaque glazed window completes the accommodation, providing a double shower enclosure, an enclosed WC, wash hand basin with storage beneath and a mirrored cabinet above, a chrome heated towel rail, a further fitted mirror, cupboard housing the boiler, inset ceiling spotlights, tiled walls flooring.

Outside

To the front of the property is a tarmac driveway providing off street parking for two vehicles. Gated side access leads to lawned rear gardens with a paved patio entertaining area with a path to a wooden shed, hedged 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.

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 specific accessibility modifications made.

Planning issues: None our Clients are aware of.

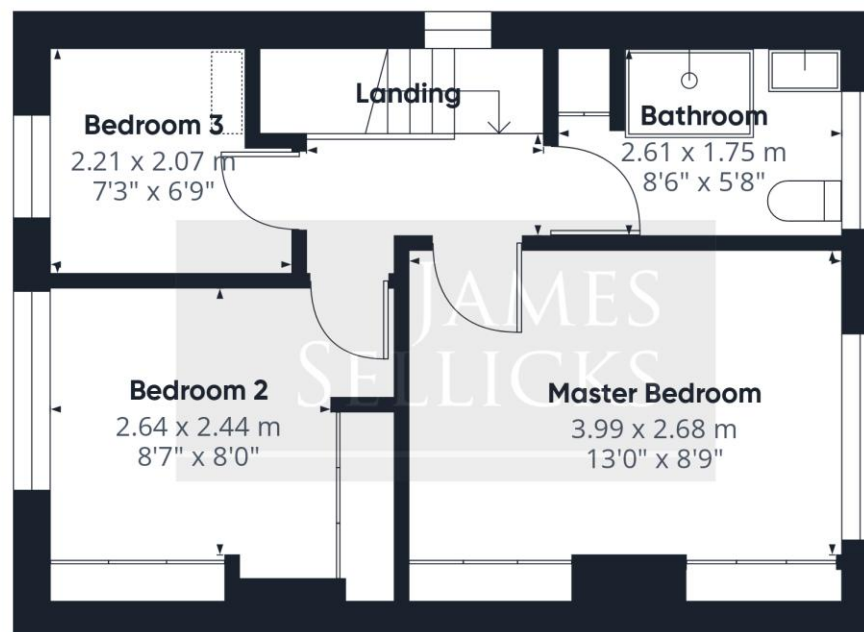








Floor 1



Floor 2

Approximate total area⁽¹⁾

69.5 m²
750 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

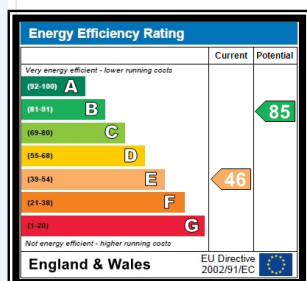
Reduced headroom

..... 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 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.

