

Alexanders

Westcotes Drive

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- Imposing Victorian Villa
- Five double bedrooms
- Sunny walled gardens
- Two reception rooms
- Kitchen dining room
- The heart of Leicesters West End
- Close to restaurants and bars
- 2046.5 square feet
- EPC Rating E / Council Tax Band C / Freehold

General Description

An imposing, stunning three-storey, five bedroom Victorian villa with a huge number of original features throughout with 2046.5 square feet of living space, having undergone a large number of improvements by the current owners located in the heart of Leicesters thriving West End.

Accommodation Summary

Entrance hall, living room, dining room, kitchen dining room, cloakroom, three double bedrooms on the first floor, family bathroom and cloakroom. On the second floor, there are two further double bedrooms.

Outside, to the front of the property, is a garden and wrought iron gate leading to the front door. To the rear of the property, there are walled sunny gardens laid to lawn, a patio and gated pedestrian access. There is a WC and two garden stores.

Location

A fabulous location with easy access to the city, Royal Infirmary and De Montfort University, with a great choice of local, fashionable bars, bistros and restaurants within walking distance of the centre.



Agents Note

A stunning home, oozing with character and a huge amount of living space for the budget, in a thriving, bustling, up and coming area.

Please Note

Almost all of the sash windows have been restored by a specialist craftsman, with sealed unit double-glazed glass fitted. The gas boiler has been recently re-fitted. Both lofts have been boarded and insulated, and have loft ladder access.

The kitchen is fitted with heat sensors and fire alarms are wired in on every floor.

Viewing

Viewing is strictly by appointment via the sole selling agent, Alexanders East Midlands please contact the #Ateam on (01664) 896 332 or visit alexanders-estates.com.

Tenure

Freehold.

Services

We are advised that mains, electricity, water and drainage are connected and gas fired central heating.

Local Authority

Leicester City Council, City Government Office, 17 Princess Road (0116 454 1021). Council Tax Band C.

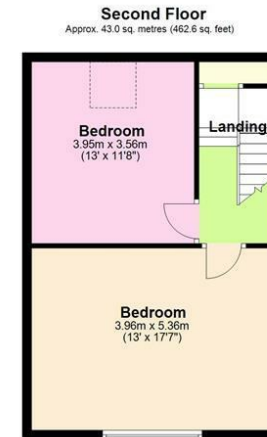
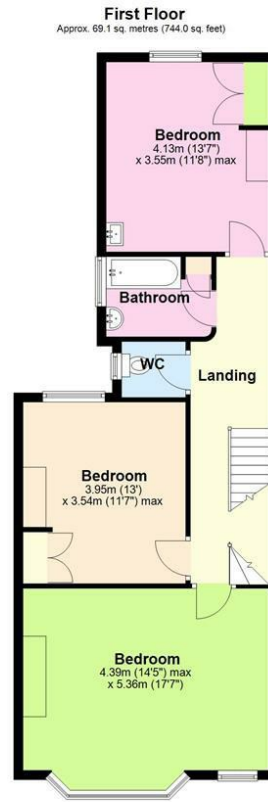
Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.





Total area: approx. 190.1 sq. metres (2046.5 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.