



JAMES
SELICKS

WELLS AVENUE
KILBY, LEICESTERSHIRE

A beautifully extended, tastefully upgraded, and impeccably presented five/six bedroom detached family home, positioned on a generous corner plot at the end of a peaceful cul-de-sac location in the charming and picturesque rural village of Kilby.

Welcoming entrance hall with cloakroom & WC off • Expansive split-level sitting room • Well equipped kitchen seamlessly open to a bright and airy dining area • Inviting conservatory with views over both front and rear gardens • Versatile ground floor room, perfect as a sixth bedroom, playroom, or home office • Five generously sized double bedrooms • Contemporary shower room and a separate family bathroom • Integral double garage providing additional storage or parking • Envidable corner plot with a substantial and beautifully maintained rear garden • Sought-after and scenic rural village setting •

Accommodation

This substantial property combines countryside charm with spacious, flexible accommodation making it perfect for families seeking more space.

Upon entering the property, you are welcomed into a spacious entrance hall, complete with a convenient cloakroom. The heart of the home is an impressive 23-foot split-level sitting room, offering a wonderfully open feel. This light-filled space features a staircase rising to the first floor, along with a large window and sliding patio doors that provide seamless access to the rear garden.

The well-appointed kitchen, equipped to meet the needs of modern family life, enjoys a pleasant outlook over the rear of the property and opens into a bright and airy dining area, perfect for everyday meals and entertaining. Adjacent to the kitchen is a charming conservatory, constructed from brick and uPVC, offering a versatile space to enjoy views of both the front and rear gardens. A flexible ground floor room provides endless possibilities, whether used as a sixth bedroom, a dedicated home office, or a children's playroom. It benefits from additional natural light and garden access via sliding patio doors and a rear-facing window. Conveniently located off the entrance hall is an internal door leading directly into the integral double garage, ideal for storage or secure parking.

Upstairs, a spacious landing leads to five generously proportioned double bedrooms, each boasting built-in wardrobes that offer ample storage. The family bathroom is stylishly appointed, featuring a bath, separate shower enclosure, WC, wash hand basin, and contemporary finishes including fully tiled walls and flooring, a chrome heated towel rail, and a radiator. Completing the accommodation is a contemporary shower room with a double shower enclosure, low flush WC, wash hand basin, fully tiled walls, tiled flooring and a heated chrome towel rail.

Outside

Externally, the property occupies a substantial corner plot. The front features a large lawn with mature shrubs, alongside a concrete and pebbled driveway offering off-road parking and access to the integral garage, which is fitted with an electrically operated garage door, lighting, power and water supplies.

To the rear, the expansive garden is mainly laid to lawn and bordered with mature trees and shrubs, creating a private outdoor space. A generous paved and block-paved patio area provides the perfect setting for al fresco dining, summer entertaining, or for simply sitting and enjoying the garden. Both the front and rear gardens are exposed to sunlight all day.





Location

Conveniently situated approximately seven miles south of Leicester, Kilby offers a popular primary school, public house, village park and Church with nearby Kibworth, Fleckney, Great Glen, Wigston and Market Harborough providing a wider range of facilities and Harborough providing mainline travel to London St Pancras in just over an hour. In addition, there is a regular bus service offering access to Fleckney, Wigston, and Leicester for day-to-day amenities. Further schooling is available at Leicester Grammar and Stonegate School in Great Glen, and Leicester High School for Girls in Stonegate.

Tenure: Freehold

Local Authority: Blaby District Council

Listed Status: Not Listed **Conservation Area:** No

Tax Band: E

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

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No accessibility modifications to the property

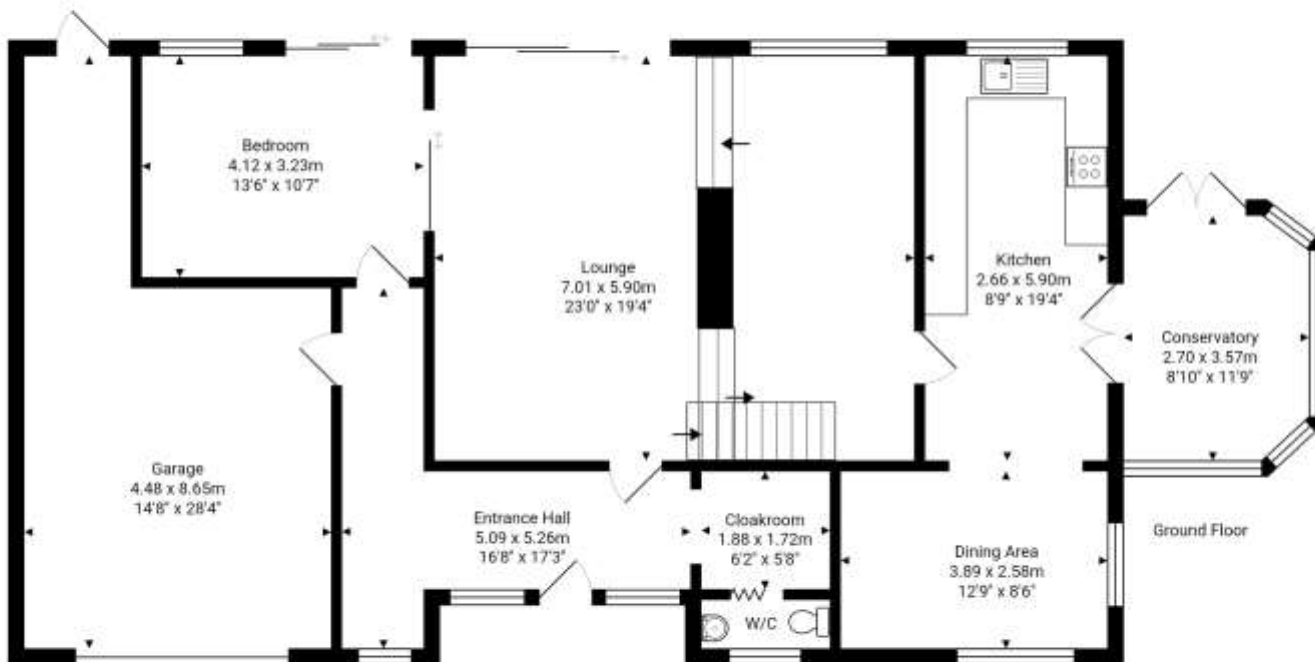
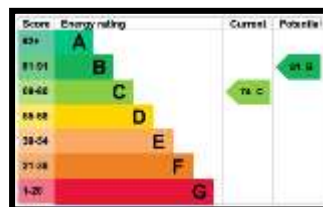
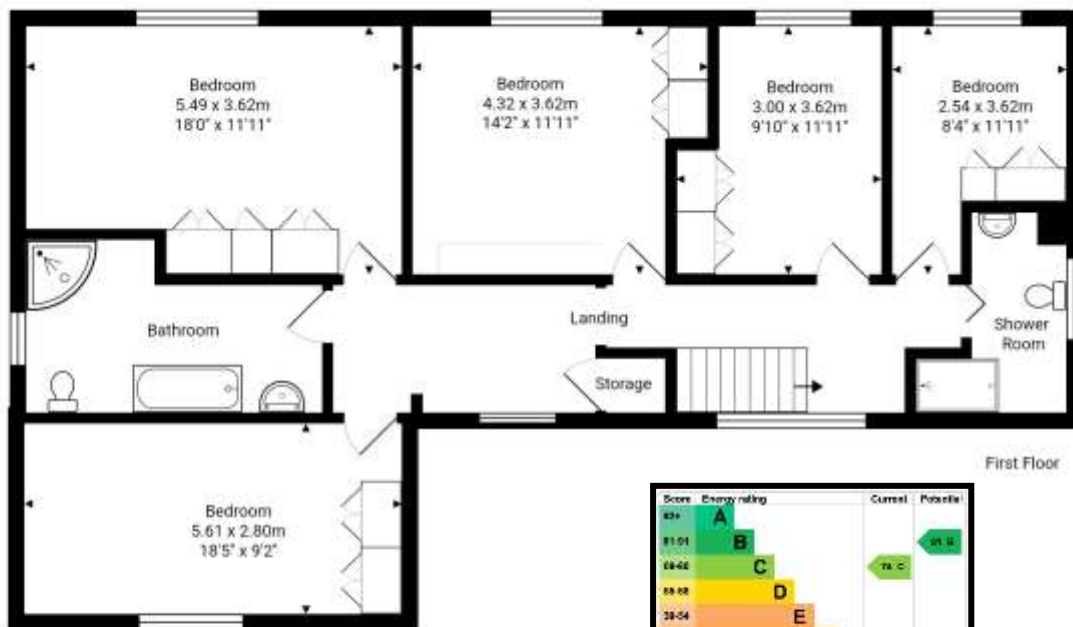
Planning issues: None which our client is aware of

Satnav Information

The property's postcode is LE18 3TJ, and house number 5.

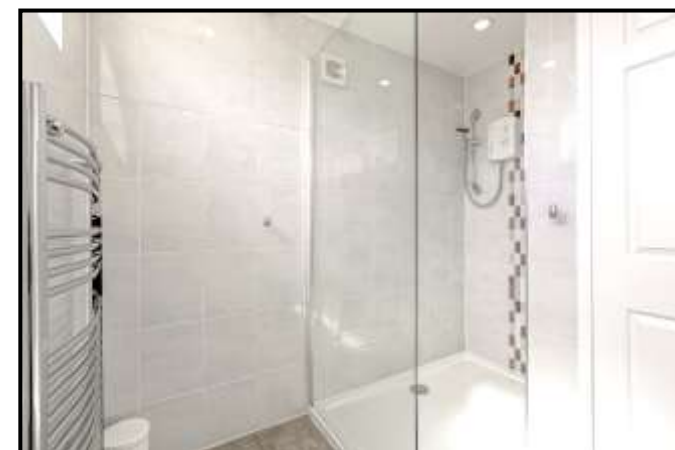






Total Area: 245.3 m² ... 2641 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@james-sellicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

james-sellicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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.



JAMES
SELICKS

