

11 Sykefield Avenue, Leicester - LE3 0LA

£299,950

NEWTON FALLOWELL

The Property Ombudsman

11 Sykefield Avenue

Leicester

Conveniently located for access to Leicester City Centre, this characterful traditional three-storey Victorian villa offers well proportioned and versatile accommodation, retaining a wealth of original features including high ceilings, picture rails, wood flooring, fireplaces and high skirting boards. Arranged over three floors, the property boasts two reception rooms, a kitchen diner and a self-contained annexe-style upper floor, complete with open-plan living kitchen, double bedroom and shower room. Externally, there is a low-maintenance front forecourt and a private rear courtyard, making this an appealing home for those seeking character, flexibility and a convenient city location. Available with no upward chain, an internal viewing is essential.

Council Tax band: A

Tenure: Leasehold

- Four double bedrooms
- Traditional victorian villa
- Available with no upward chain
- Characterful features throughout including picture rails, sash windows and fireplaces
- Upper floor lending itself perfectly to a self-contained annexe/flat
- Conveniently located for access to Leicester City Centre
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band A
- EPC Rating TBC
- Viewings strictly by appointment only!















Welcome to your new home

Upon entering the home, you are welcomed by a hallway, providing access to all ground-floor accommodation. The hallway features a wooden staircase rising to the first floor and a useful storage cupboard. The primary reception room is flooded with natural light from an impressive walk-in bay window overlooking the front elevation. Further benefits include carpet flooring and a feature fireplace, creating a welcoming space to relax. The second reception room is centred around a feature fireplace and enjoys a window overlooking the rear elevation. The kitchen diner is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Further features include a sink and drainer, space for appliances and a built-in oven. There is ample room for a dining table and chairs, while two windows to the side elevation allow natural light to flow through the space. A door provides convenient access to the outside.

Ascend to the first floor

Moving upstairs, the landing provides access to three well-proportioned bedrooms. The generously sized front-facing bedroom is larger than average and boasts a characterful bay window overlooking the front elevation, alongside wood flooring and built-in storage. The second bedroom features a charming cast-iron fireplace and built-in wardrobes, offering both character and practicality. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath, wash basin and WC, complemented by tiled surrounds.

Moving to the top floor
Stairs rise to the upper floor, which lends itself perfectly to a self-contained annexe, offering versatile accommodation ideal for independent living or guest use. A landing leads through to an open-plan living kitchen, featuring wood flooring, a characterful fireplace and a window overlooking the rear elevation. The kitchen area is fitted with a range of built-in units, a cooker and a 1.5-bowl sink and drainer. The floor also benefits from a double bedroom, complete with a built-in airing cupboard, wardrobe and attractive views across Leicester City Centre. Completing the accommodation is a shower room fitted with a three-piece suite comprising a shower, wash basin and WC.

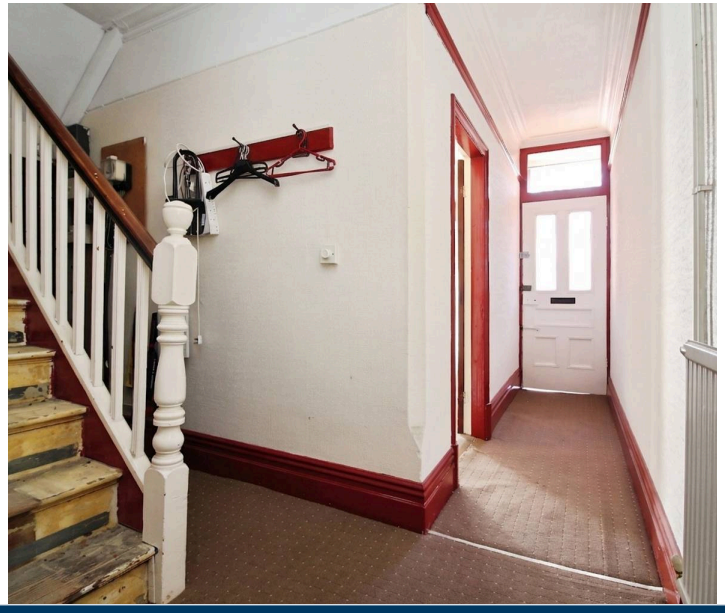
Outside
To the front, a low-maintenance forecourt is complemented by a pathway leading to the entrance door. Shared gated access to the side provides access to the rear, where a private, low-maintenance courtyard can be found, offering a pleasant outdoor space with a good degree of privacy and no direct overlooking from beyond. There is on-street meter and permit parking, which can be obtained via the council.

Location
Sykefield Avenue is located on the West End/Westcotes borders, giving excellent access to the city centre with its professional quarters and mainline railway station, along with local neighbourhood shopping found along the nearby Narborough Road and Braunstone Gate where an abundance of bars and restaurants can be found.

Tenure & Council Tax
We understand the property is being sold as freehold with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements
Viewings are strictly by appointment only.













Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

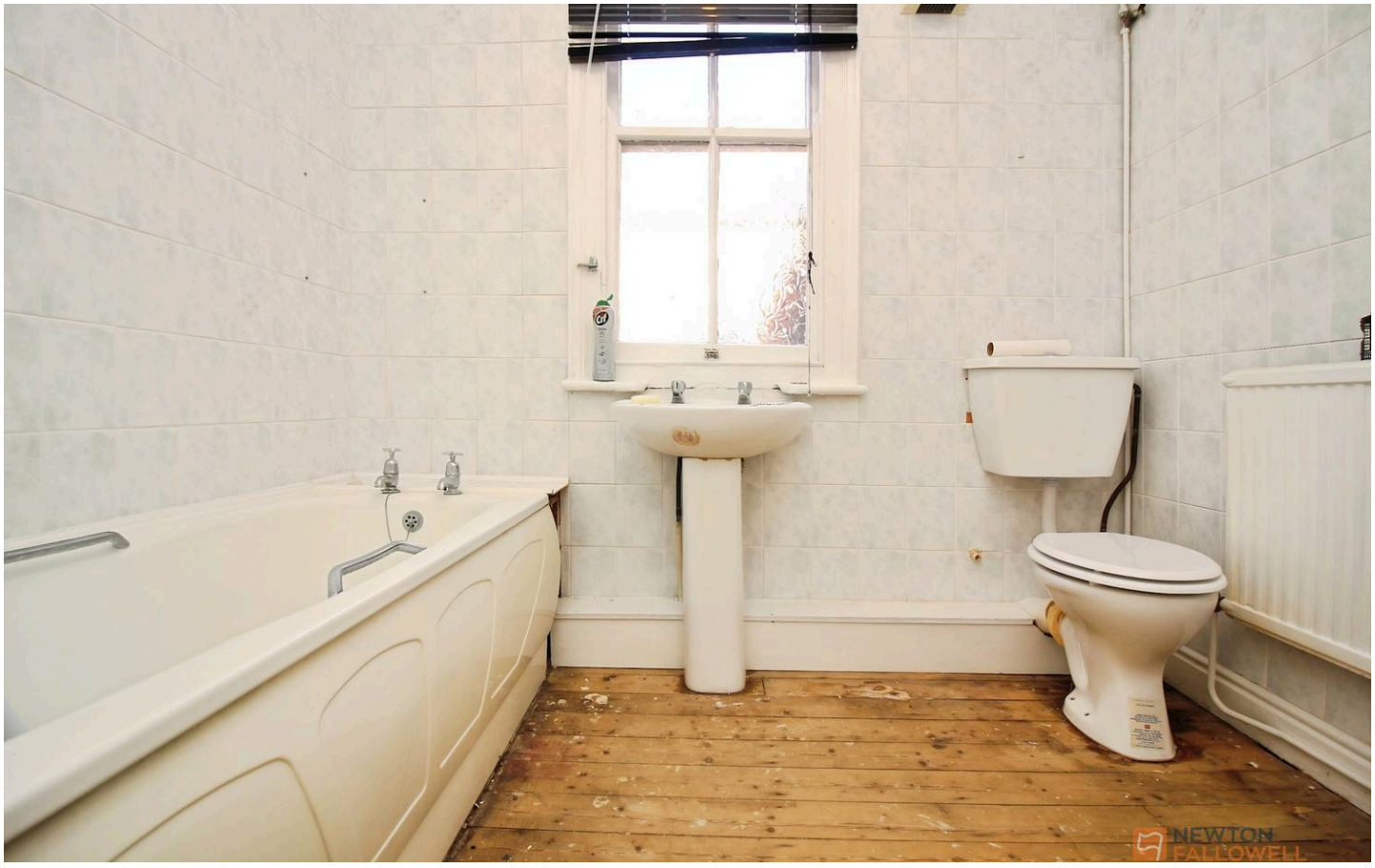
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Referrals

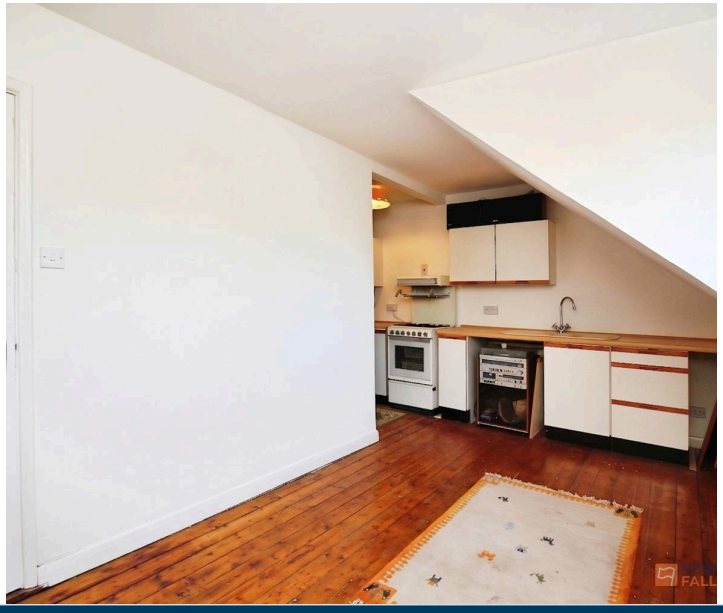
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.











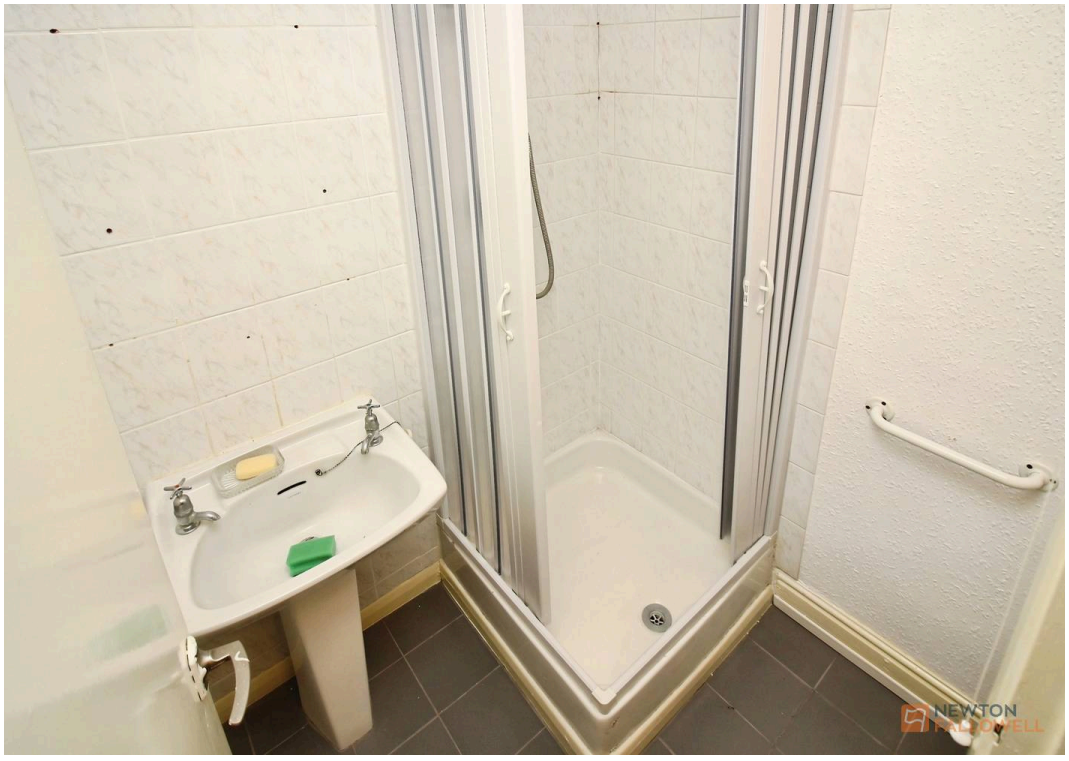


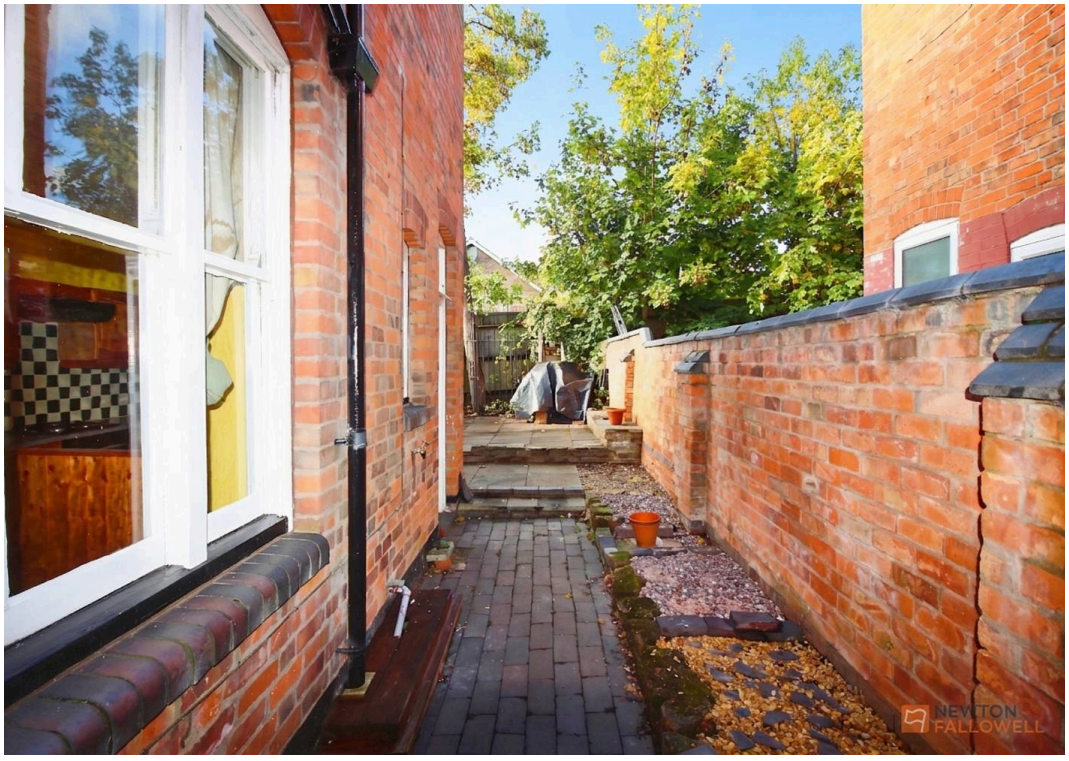




Total floor area: 182.9 sq.m. (1,969 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io








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APPROVED CODE

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