

JAMES SELICKS

12 GREENLAND AVENUE

HUMBERSTONE
LEICESTER
LE5 1AA

GUIDE PRICE: £360,000



A particularly well presented and thoughtfully improved three bedroom semi-detached home, offering stylish and versatile accommodation including an impressive open-plan living space, useful loft room and a substantial garden office. The property also benefits from off-road parking and a good-sized rear garden.

Superb three bedroom semi-detached home •impressive open-plan living & dining kitchen • stylish fitted kitchen with island & breakfast bar • useful separate utility room • two double bedrooms & further single bedroom • beautifully appointed walk-in shower room • versatile, boarded loft room with Velux window • off-road parking for two vehicles • good-sized rear garden • excellent insulated garden office/studio • EPC – C

Location

Humberstone is located approximately three miles north east of Leicester city centre, providing excellent access to the professional quarters and mainline railway station, as well as local day-to-day shopping along the nearby Uppingham Road and the Tesco superstore in nearby Hamilton.

Accommodation

The front door leads into a light and welcoming entrance hall with oak flooring, stairs rising to the first floor and glazed doors into the principal living accommodation.

A real feature of the property is the superb open-plan living and dining kitchen, which has been opened up by the current owners to create a generous and sociable space. A bay window to the front and sliding patio doors overlooking and providing access to the rear garden allow plenty of natural light into the room, while oak flooring runs throughout. The kitchen itself is fitted with a stylish range of grey eye and base level units and drawers with timber preparation surfaces, together with a central island incorporating a breakfast bar. Appliances include a four-ring gas hob, fitted oven and microwave and integrated dishwasher, with a sink and drainer completing the arrangement.

Formerly part of the garage, a particularly useful utility room provides excellent additional storage and appliance space, with plumbing for a washing machine and dryer, space for a large fridge freezer and an understairs storage cupboard. Doors provide independent access to both the front and rear of the property.

To the first floor are two double bedrooms and a further single bedroom, together with a beautifully appointed family shower room fitted with a large walk-in shower, WC and wash hand basin with useful storage beneath.

A loft ladder provides access to a fully boarded and finished loft room, with oak-effect flooring and a large Velux roof window providing natural light. Currently utilised as an occasional home working space, this is excellent ancillary accommodation or substantial storage. The room does not currently constitute a bedroom, being accessed via a loft ladder, but may offer potential for further conversion subject to the necessary consents.





Outside

The property is approached via a paved frontage providing off-road parking for two vehicles. The rear garden is a good size and incorporates a generous decked seating area adjoining the house, a lawn and brick pathway leading towards the rear.

At the bottom of the garden is a particularly impressive detached home office/studio, divided into two areas and understood to be fully insulated, with electric heating, attractive flooring and glazed doors opening onto the garden, an excellent arrangement for anyone working from home.. There is also a separate garden store.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: C

Services: Offered to the market with gas-fired central heating & a water meter.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard, brick with a tiled roof.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.







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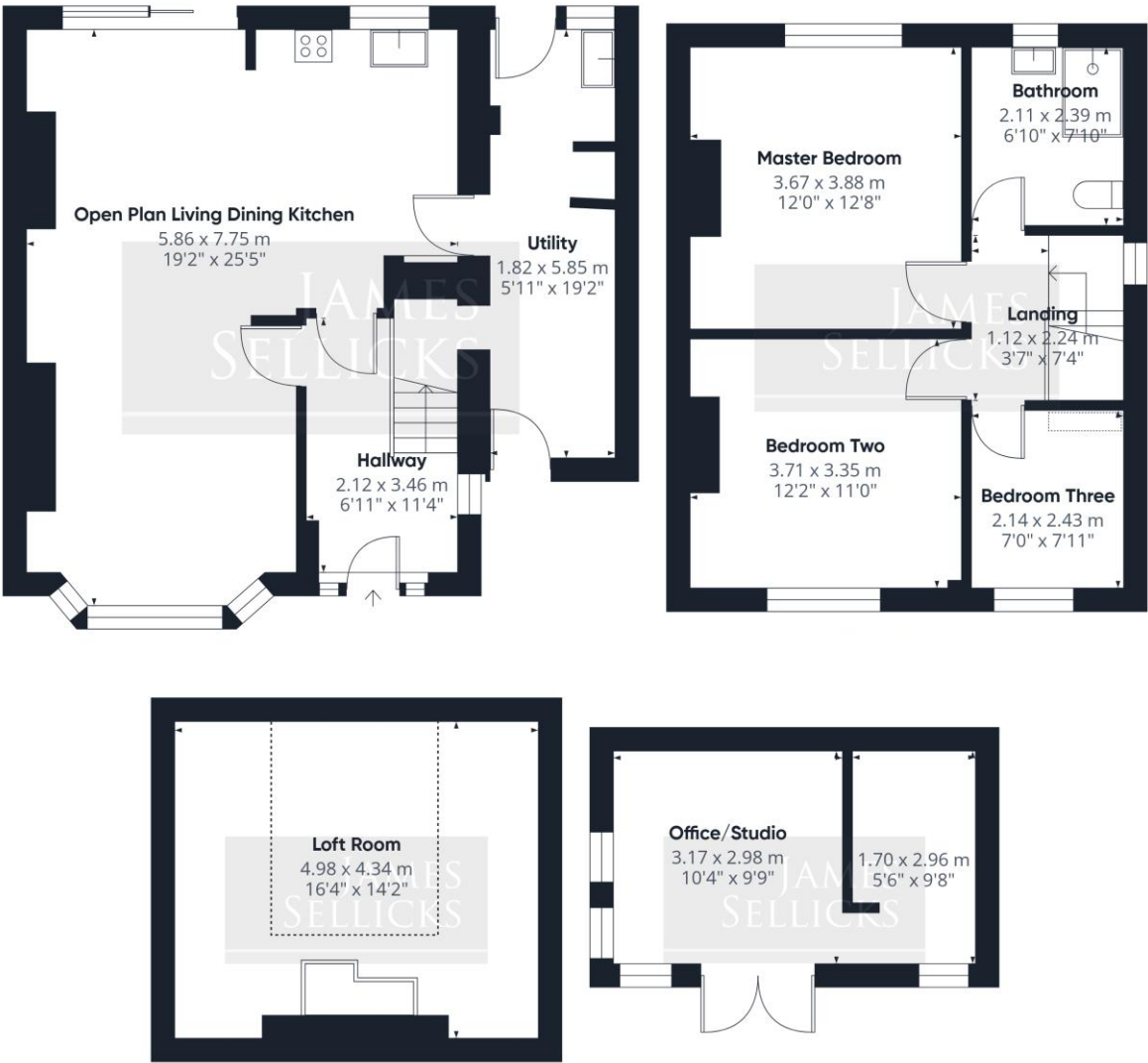
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Measures and Other Information

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.



JAMES
SELICKS

Approximate total area⁽¹⁾

127 m²
1367 ft²

Reduced headroom

15 m²
162 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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