

# JAMES SELICKS

9 MORLAND AVENUE

STONEYGATE  
LEICESTER  
LE2 2PF

GUIDE PRICE £650,000



A fantastic Edwardian, five-bedroom family home positioned on this highly regarded tree-lined road. Exquisitely presented throughout, the house retains much of its original character, complemented by a contemporary finish and modern enhancements.

Porch • spacious entrance hall • two reception rooms • lobby with ground floor WC • breakfast room • refitted kitchen • garden room • five bedrooms • family bathroom • second floor fifth bedroom • further bathroom • private driveway • covered store • beautiful rear garden • timber summerhouse • storage shed • EPC - E

### Location

Morland Avenue lies just off the A6 London Road, approximately two and a half miles south of Leicester city centre which offers a wide range of shopping facilities with more local neighbourhood shopping facilities found along the trendy Allandale Road/Francis Street shopping parades and within the nearby village of Oadby.

### Accommodation

The property is entered via the original stained glass front door, leading into a porch with glazed inner door and into the impressive entrance hall, featuring original black and white tiled flooring and housing the stairs to the first floor with a useful understairs storage cupboard.

The front reception room boasts a stunning marble fireplace with cast iron gas fire, tiled inserts, and shelving within the chimney breast recesses. The rear reception room features a cast iron fireplace with tiled inserts, painted surround, oak flooring and double doors opening onto the rear garden. A lobby provides access to a ground floor cloakroom.

The breakfast room offers further character with a cast iron fireplace, tiled inserts and slate surround. The refitted kitchen provides a stylish range of grey base and tall units, breakfast bar, Bosch induction hob, contemporary Elica extractor unit, integrated fridge freezer, dishwasher, washing machine and wine cooler. There is also an undermounted stainless steel one-and-a-quarter bowl sink with mixer tap, along with an enclosed Worcester boiler. A garden room, with double doors opening onto the rear garden provides a wonderful additional living space.

The first floor landing houses the airing cupboard and the stairs to the second floor. Bedrooms one and two each benefit from built-in wardrobes and a cast iron fireplace. Bedroom three includes built-in wardrobes and a cast iron fireplace, while bedroom four offers further fitted storage. Bedroom five currently provides a home office space with a fitted desk and there is a small room adjacent also providing study space. The family bathroom comprises a stylish four-piece suite including low flush WC, pedestal wash hand basin, freestanding roll-edge bath and separate shower with fixed and flexible shower heads.

On the second floor is where the fifth bedroom can be found with built-in wardrobes, alongside a second bathroom fitted with a three-piece suite, low flush WC, glass circular sink on glass plinth, corner shower cubicle and chrome heated towel rail.







### Outside

To the front of the property is a private driveway with paved and slate-chipped finish, screened by mature hedging. Side access leads to a covered (bin) store. The rear garden is a particular feature, beautifully planted with established borders, paved seating areas, timber summer house and attached storage shed, creating a peaceful and attractive outdoor space.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

**Local Authority:** Leicester City Council, **Tax Band:** F

**Services:** All mains services, gas-fired central heating & a water meter.

**Broadband delivered to the property:** Fibre, 101mbps.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** The boundary between this and the back garden of No. 7 is a 'natural' shrub border instead of a fence.

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

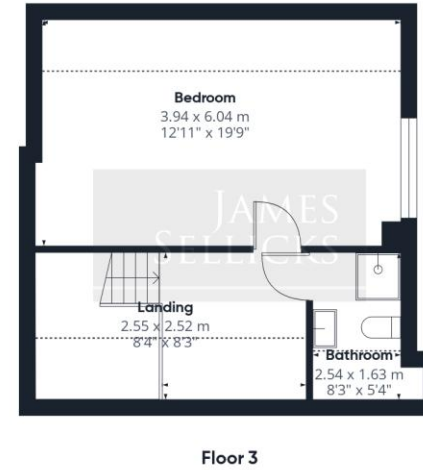
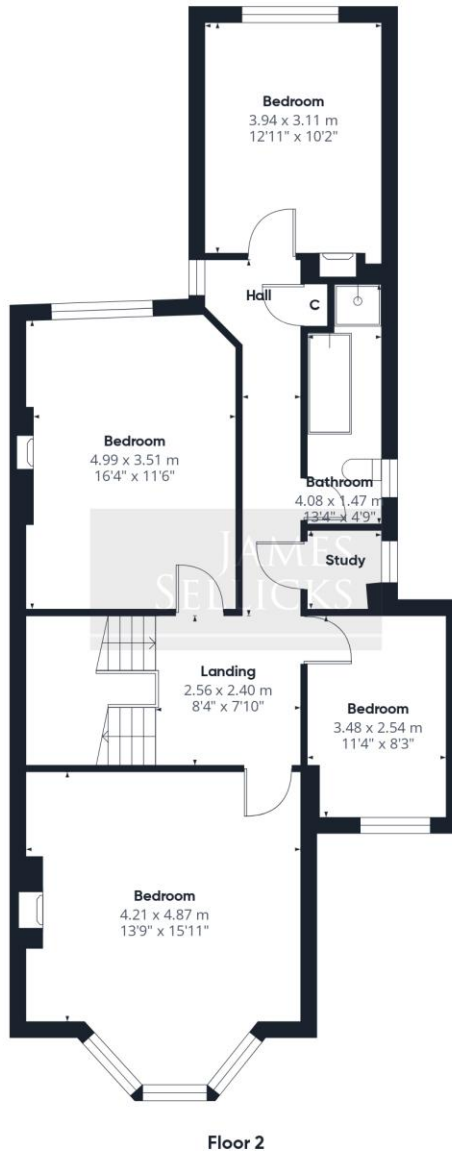
**Planning issues:** No active planning notices.

**Accessibility:** No specific accessibility modifications made.









**Approximate total area<sup>(1)</sup>**

207.6 m<sup>2</sup>  
2235 ft<sup>2</sup>

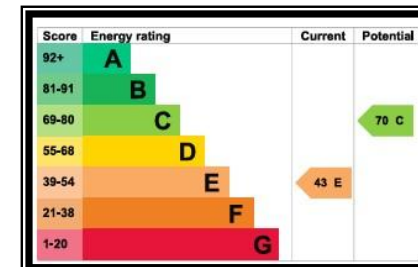
**Reduced headroom**

10.6 m<sup>2</sup>  
114 ft<sup>2</sup>

(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.

GIRAFFE360



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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.

