

# JAMES SELICKS

101 THURNCOURT ROAD

THURNCOURT  
LEICESTER  
LE5 2NN

GUIDE PRICE £250,000



A three-bedroom semi-detached property occupying a larger than average plot, offering excellent potential for modernisation and improvement. With generous outdoor space and well-proportioned accommodation throughout, this home would be well suited to first-time buyers, families or those looking to create a property tailored to their own requirements.

Porch • entrance hall • open-plan living & dining room • kitchen • three bedrooms • bathroom • driveway • outbuilding • long rear garden • EPC - D

#### Location

Just three and a half miles east of Leicester city centre, the area provides excellent access into Leicester with its shopping facilities and mainline railway station, along with a range of local shopping amenities found along the nearby Uppingham Road.

#### Accommodation

A uPVC front door leads into a useful porch with an inner door into a spacious entrance hallway with blue tiled flooring, housing the stairs to the first floor and a cupboard beneath. The open-plan living and dining room provides a bright and versatile reception space. To the front, the dining area enjoys a uPVC bay window, gas fire with surround and wooden flooring. The living area to the rear has a further uPVC window overlooking the garden. The current owners have this year stripped out, replaced and pre-treated all the floor timbers and boards in this section following the discovery of woodworm, with the room now ready for a new owner to install flooring of their choice. The kitchen has a continuation of the blue tiled flooring and is fitted with a range of eye and base level units and drawers with tiled splashbacks. There is an oven, plumbing for a washing machine, space for further appliances, and a wall mounted boiler. A patio door with window to the side provides direct access to the rear garden.

To the first floor, a spacious landing accessed via a wooden staircase which also houses a useful storage cupboard. The principal bedroom is positioned to the front of the property and is a well-proportioned double room with a uPVC window. Bedroom two overlooks the rear garden and is also a generous double. Bedroom three has a uPVC window to the front. The bathroom is fitted with a white suite comprising a bath with shower over, a pedestal wash hand basin and a WC, part tiled walls and a heated towel rail.

#### Outside

The property benefits from a driveway to the front providing off-road parking for two vehicles. The rear garden is a particularly attractive feature, being larger than average and offering excellent potential. A patio area sits directly to the rear of the house, with a useful side storage shed and outbuilding. The garden then steps down to a generous lawn area with a pathway leading through to the rear. With a little imagination, this could become a wonderful outdoor space for families, entertaining or gardening.

**Tenure:** Freehold. **Listed Status:** None. **Conservation Area:** None.

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

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** Erect & maintain a fence on western boundary. This property and no.99 have right of way over the shared passageway.

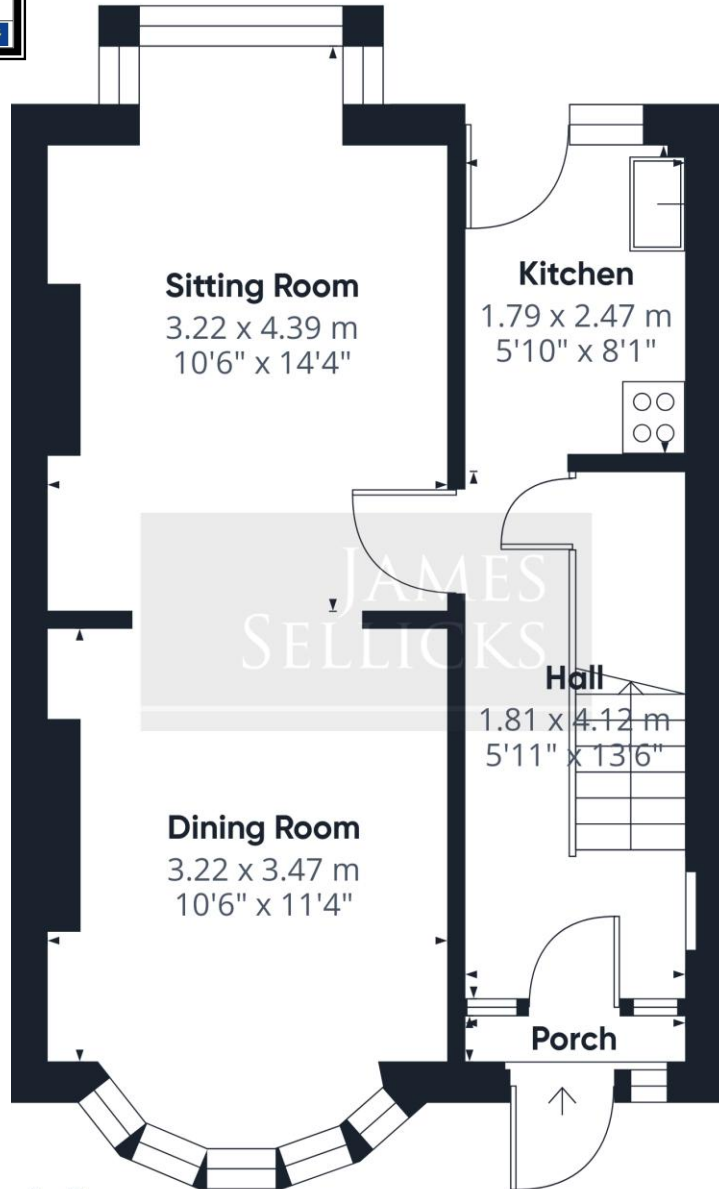
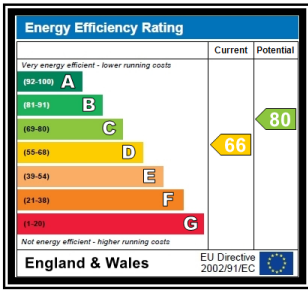
**Flooding issues/Planning issues /:** None our Clients are aware of.

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

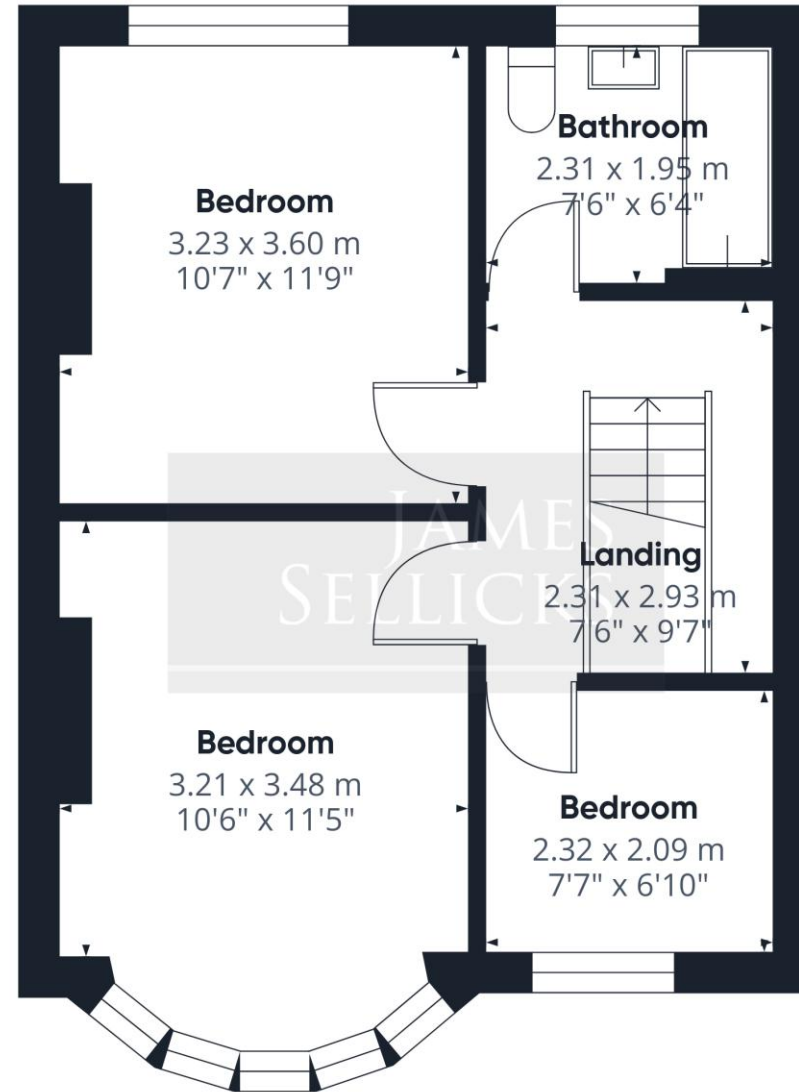








Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
76.5 m<sup>2</sup>  
824 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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#### 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.

