

JAMES
SELICKS

7 DOROTHY AVENUE

THURMASTON
LEICESTERSHIRE LE4 8AB

GUIDE PRICE: £395,000



This attractive, three bedroom detached property sits on a large plot and offers scope for extension and potential for re-development, including the possibility of demolition or creating additional plots to the rear (subject to the necessary planning consents).

Porch • entrance hall • two reception rooms • dining kitchen • three bedrooms • bathroom • driveway • garaging • workshop • store • garden • greenhouse • EPC - D

Location

Thurmaston is located approximately three and a half miles north of Leicester city centre and offers ease of access to the M1/M69 motorway networks via the A46 Western bypass, local shopping and schooling found at nearby Thurmaston and Syston villages.

Accommodation

A wood effect uPVC part glazed door leads into a porch with a wooden inner door (glazed inset and window above) into the entrance hall, which has a feature porthole window to the front, tiled flooring and houses a useful cupboard and the wooden staircase to the first floor with a large understairs storage cupboard beneath. To the front of the house is a reception room with a window to the front, a dado rail and wooden flooring.

The large dining kitchen is located to the rear of the property and comprises a kitchen area housing the wall mounted boiler, having tiled flooring and providing a range of eye and base level units and drawers, roll edge laminated work surfaces, a stainless steel sink and drawer, tiled splashbacks, a concealed extractor unit with space for an oven beneath and space for a washing machine; a large dining area with a bay window overlooking the garden has further units, tiled flooring, a wall mounted gas fire and ample space for a dining table. There is a second reception room off with windows to both the front and rear elevations and a door providing access to the garden.

The first floor return landing has a window to the side and wooden flooring. The large master bedroom has a front-facing window, wooden flooring and an excellent range of built-in wardrobes, cupboards, drawers and a vanity unit. Bedroom two is also a good-size, with a window to the rear and a good range of fitted wardrobe and cupboard space. The third bedroom is a single with wooden flooring and a window to the front. The spacious bathroom has two opaque glazed windows and is fitted with a corner shower enclosure, sink, toilet and bidet, with part tiled/wood panelled walls.

Outside

The property has a fenced, paved frontage and gated access to the rear. There is currently parking for one vehicle to the side and gates leading to further ample car standing. To the rear are two garages, a workshop and store, plus paved seating areas, a lawned garden area, a greenhouse, fenced and walled boundaries.

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

Local Authority: Charnwood Borough Council, **Tax Band:** D

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

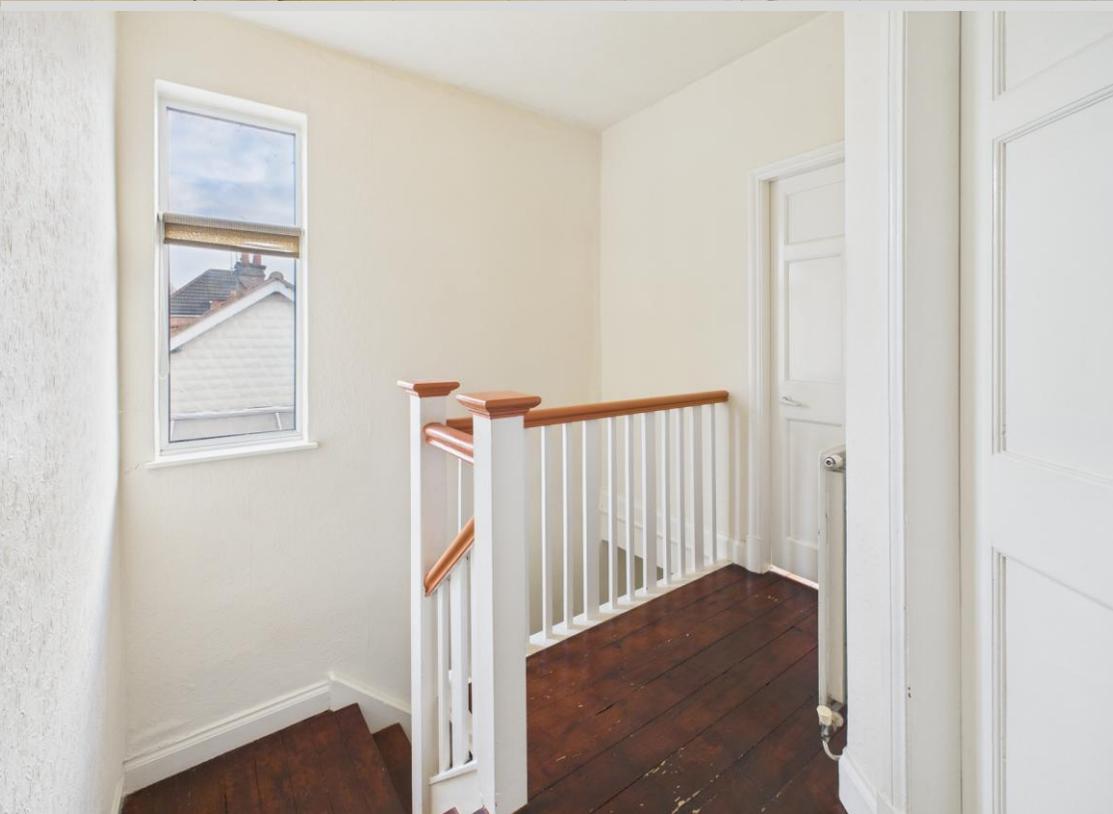
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

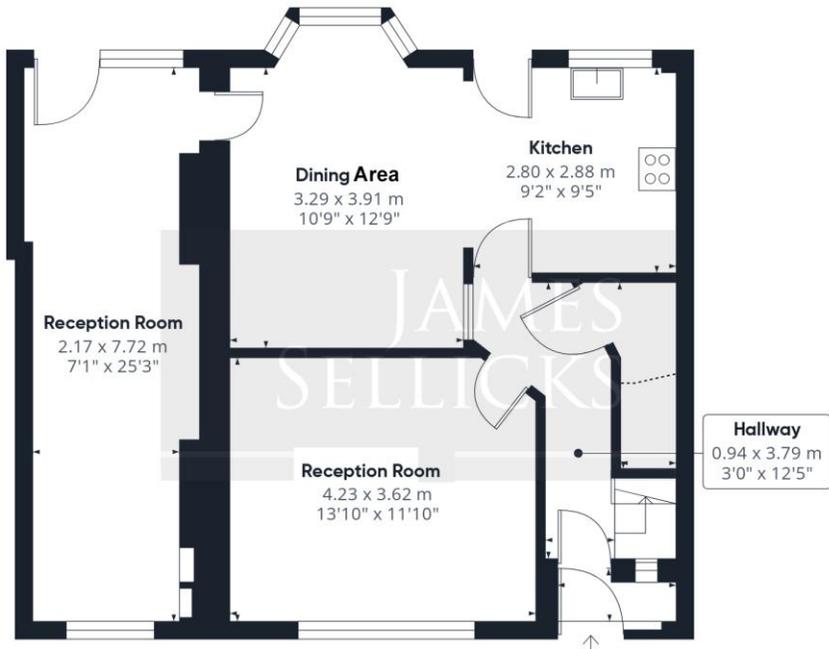
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

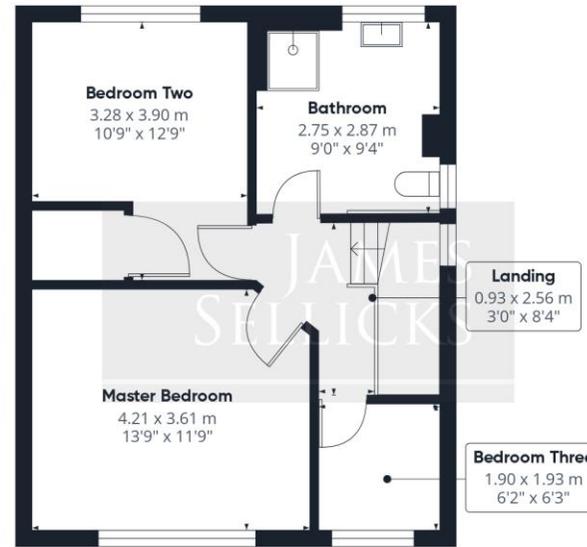




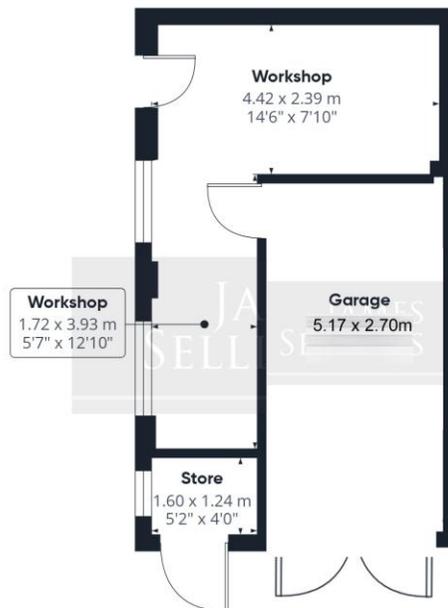




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 1 Building 3

Approximate total area⁽¹⁾
 152.4 m²
 1642 ft²

Reduced headroom
 1.2 m²
 13 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		58	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesllicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.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