

JAMES
SELLICKS

2 Llewellyn Court

STONEYGATE, LEICESTER



2 Llewellyn Court, Elmsleigh Avenue, Stoneygate, Leicester LE2 2DH

A fantastic, recently renovated, four bedroom, three-storey mid-townhouse offering spacious accommodation, tucked away off Elmsleigh Avenue in the heart of Stoneygate.

Porch • entrance hall • utility room • cloakroom • superb open plan living/dining kitchen • first floor sitting room • balcony • bedroom • bathroom • three second floor bedrooms • shower room • driveway • courtyard garden • single garage opposite • EPC - D

Location

Llewellyn Court is located off Elmsleigh Avenue, within walking distance of the fashionable Allandale Road/Francis Street shopping parades, and convenient for the University, Leicester Royal Infirmary and the city centre with its professional quarters and mainline railway station providing access to London St Pancras in little over one hour.

Accommodation

The property is entered via an entrance porch with tiled flooring. A utility room with a hi-line window to the front has wooden worktops with a stainless steel sink and provides space and plumbing for an automatic washing machine and tumble dryer. The entrance hall has Parquet flooring, inset ceiling spotlights and houses a useful storage/cloaks cupboard. A ground floor cloakroom with an opaque glazed window to the porch provides a two piece suite comprising an enclosed flush WC and wash hand basin with cupboards beneath.

The fantastic, recently renovated open-plan living/dining kitchen has inset ceiling spotlights, feature pendant lighting and grey laminate flooring throughout. The dining area has a hi-line window to the utility room and a bespoke vertical radiator. The kitchen area boasts an excellent range of eye and base level units, ample preparation surfaces, an undermounted sink with drainer unit and mixer tap over, an integrated Smeg range style oven with five-ring gas hob and extractor unit above, an integrated CDA dishwasher, space for fridge and freezer, an island unit provides further storage and breakfast bar space. The living area has three bi-folding doors and a large picture window overlooking the landscaped courtyard garden.

To the first floor a landing leads to a sitting room housing the stairs to the second floor and having Parquet flooring, inset ceiling spotlights, a window overlooking the courtyard and a large sliding door leading onto a delightful rear balcony. Bedroom two has a window to the front and a built-in wardrobe, shelving units, drawers and cupboards. The recently refitted shower room has a uPVC double glazed window to the front and a contemporary three piece suite comprising an enclosed WC, wash hand basin with storage beneath, a panelled bath with a glass shower screen, personal and drench shower heads, chrome heated towel rail, inset ceiling spotlights, fully tiled walls and floor.

To the second floor, the landing houses useful built-in wardrobes with cupboards above. The master bedroom has a uPVC double glazed window to the front, a built-in wardrobe and cupboard. Bedroom three has built-in wardrobes and cupboards and a uPVC double glazed window to the rear. Bedroom four has built-in wardrobe and uPVC double glazed window to the rear. A shower room provides a three piece suite comprising enclosed WC, inset wash hand basin with cupboards and drawers under, a corner shower cubicle, chrome heated towel rail, a uPVC double glazed window to the front, part tiled walls and tiled floor.





Outside

To the front of the property is a tarmac driveway with planted borders providing ample parking. To the rear of the property is a hard landscaped paved patio gardens with planted borders, fenced boundaries and gated access to the rear. The property also has use of a shared communal tennis court (service charges apply). There is also a single garage, located opposite, second in from the left in a block, with further car standing to the front.

Lease details

Whilst we make every effort to ensure that lease details are correct, these are subject to change, must not be relied upon and MUST be verified by potential Purchaser's Solicitor.

Tenure: freehold, however there is a management committee responsible for ensuring service charges are paid and for the payment of work undertaken on behalf of the estate (i.e. gardener, window cleaner, tree inspection, roof clearance and tennis court maintenance).

Service Charge : £280 per quarter-£1120 per annum

Details supplied by vendor 11th May 2023.

Local Authority: Leicester City Council

Tax Band: D







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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.

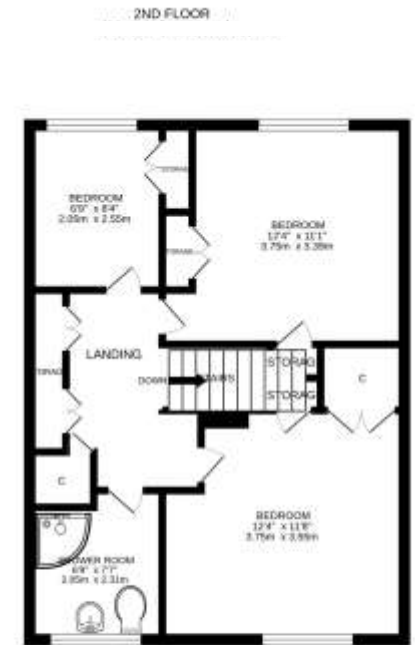
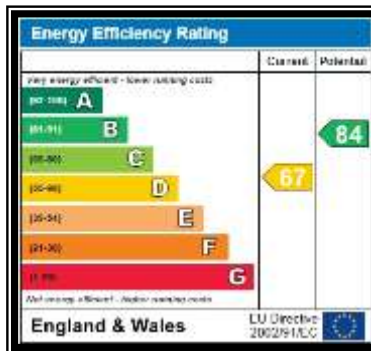
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Measures and Other Information

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.



2, Llewellyn Court Elmsleigh Ave, Stoneygate, Leicester, LE2 2DH
 Total Approximate Gross Internal Floor Area = 1546 SQ FT / 144 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

