

JAMES SELICKS

1 TURNBURY WAY

STONEYGATE
LEICESTER
LE5 5TW

GUIDE PRICE: £625,000



An attractive and spacious four bedroom, three bathroom detached family home located in the popular suburb of Stoneycage.

Porch • entrance hall • versatile garage/utility room • sitting room • kitchen • garden room • dining room • shower room • principal bedroom • en-suite shower room • three further bedrooms • bathroom • driveway • low-maintenance rear garden • outbuilding • EPC - C

Accommodation

The property is entered via a uPVC and glazed front door with windows either side into a tiled porch, leading into an entrance hall with laminate-flooring housing the stairs to the first floor. To the left, the garage has been thoughtfully converted into a versatile space, still usable as a garage but currently utilised as a utility room/spice kitchen, fitted with a range of base level units and drawers, worktops, a sink and drainer unit, a gas oven with stainless steel extractor unit, further white appliance space and houses the boiler, water tank and water softener. The front reception room is a comfortable space with a window to the front, a gas living flame effect fireplace set into the chimneybreast, wood laminate flooring and double doors leading into the kitchen.

The superb open plan dining kitchen boasts an excellent range of eye and base level units and drawers, under-cabinet lighting and tiled splashbacks, block wood preparation surfaces and a ceramic sink with a mixer tap over. Integrated Neff appliances include a dishwasher, stainless steel oven, microwave and a five-ring gas hob with stainless steel and glass extractor unit above. A matching island unit offers additional storage and breakfast bar space. There is a pantry cupboard, tiled flooring and inset ceiling spotlights throughout and a designated dining area with French doors leading to a lovely brick and uPVC garden room (currently used as a bedroom) with heating, laminate flooring, a covered, lantern style roof and French doors onto the garden.

Located off the kitchen is a second spacious reception room, enjoying an abundance of natural light via two skylights and having laminate flooring and a further door leading to the garden. Completing the ground floor is a stylish shower room providing a tiled corner shower enclosure, an enclosed WC and wash hand basin with storage beneath. The room has a patterned window, a chrome heated towel rail, inset ceiling spotlights and tiled flooring.

To the first floor, a generously sized central landing provides access to the loft and all rooms. The master bedroom is a large double room enjoying an excellent range of built-in wardrobes, drawers and cupboards, a window to the front and an en-suite with a patterned window to the rear, providing a large glazed shower enclosure with fixed and flexible shower heads, an enclosed WC and a wash hand basin with storage beneath, a chrome heated towel rail, fully tiled walls and tiled flooring.

Bedroom two is also a good-sized double room, with a window to the front and a range of fitted wardrobes. Bedroom three is another well-proportioned double, also with fitted wardrobe and a window to the rear. Bedroom four has a window to the front and offers a built-in wardrobe. The family bathroom has a four piece suite comprising a panelled bath with a shower attachment, a corner shower enclosure with fixed and flexible shower heads, a enclosed WC and a wash hand basin with storage beneath, a chrome heated towel rail, fully tiled walls and tiled flooring.







Outside

To the front of the property is a block-paved and stone driveway comfortably accommodating six or more vehicles, enclosed by a low level wall and gated frontage. A uPVC door to the side leads into a lean-to connecting to the rear garden which is predominantly laid to patio and artificial lawn, creating a low-maintenance outdoor space. A useful outbuilding with power and lighting has been converted and is currently used as an office.

Location

The property is located just off Kingsway Road in Stoneygate, providing convenient access to the city centre, professional quarters and mainline railway station, with more local shopping facilities provided by the nearby Allandale Road and Francis Street parades and Evington Lane.

Tenure: Freehold.

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

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

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

Broadband delivered to the property: Fibre, speed 28.23mbps.

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.

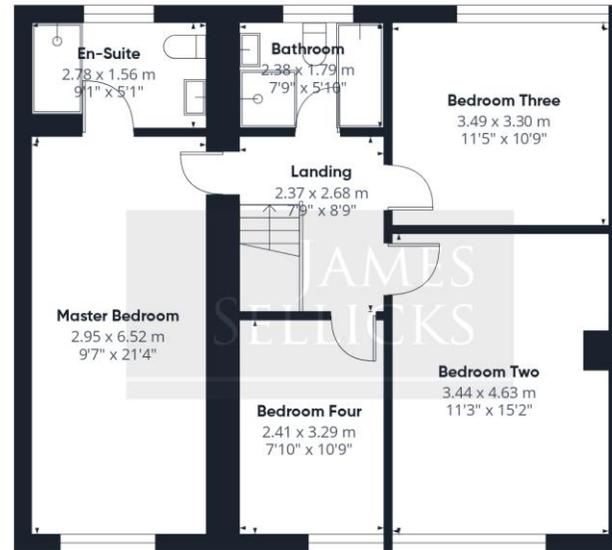
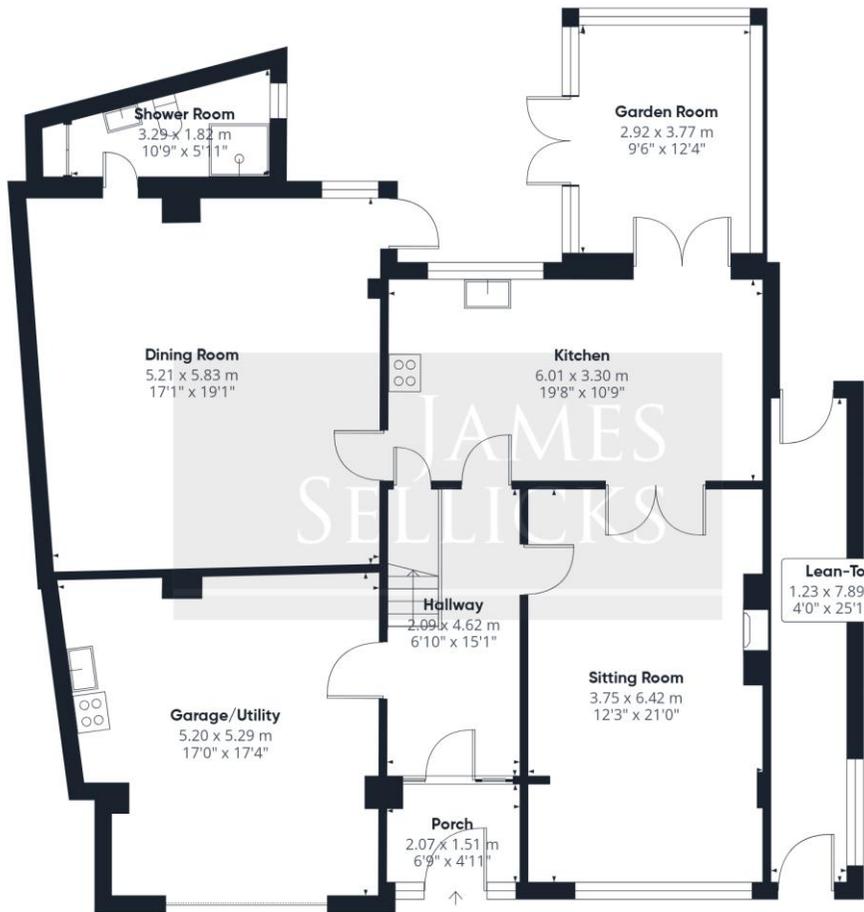
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.









Lean-To
1.23 x 7.89 m
4'0" x 25'10"



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		
Not energy efficient - higher running costs			
England & Wales		75	83
EU Directive 2002/91/EC			

Approximate total area⁽¹⁾
218.7 m²
2353 ft²

(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.



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