

JAMES
SELICKS

7 THE BEECHES

GIPSY LANE, HUMBERSTONE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

7 The Beeches

Gipsy Lane
Humberstone
Leicester
LE5 0TB

A ground floor apartment for the over 55's located in this quiet development just off Gipsy Lane.

Entrance hall | sitting room | two bedrooms | shower room | kitchen | communal gardens | single garage | parking | no chain involved | EPC - D

LOCATION

The location provides convenient access to the city centre with its professional quarters and mainline railway station, with local shopping facilities found along the nearby Uppingham Road.

ACCOMMODATION

The property is entered via an entrance hall housing a built-in storage cupboard. The bathroom has a white three piece suite comprising low flush WC, contemporary wash hand basin, a corner shower enclosure, chrome heated towel rail and a uPVC double glazed window to the side elevation. The sitting room has an electric fire with a painted timber surround, two electric storage heaters and two uPVC double glazed arched windows to the front elevation.

The breakfast kitchen has a range of eye and base level units and drawers, a stainless steel sink, plumbing for an automatic washing machine, further white appliance space, electric storage heater, two uPVC double glazed windows to the side and rear elevations and a door to the rear garden.

The master bedroom benefits from built-in wardrobes, has an electric storage heater and a uPVC double glazed window to the rear elevation. Bedroom two has an electric storage heater and a uPVC double glazed window to the side elevation.

OUTSIDE

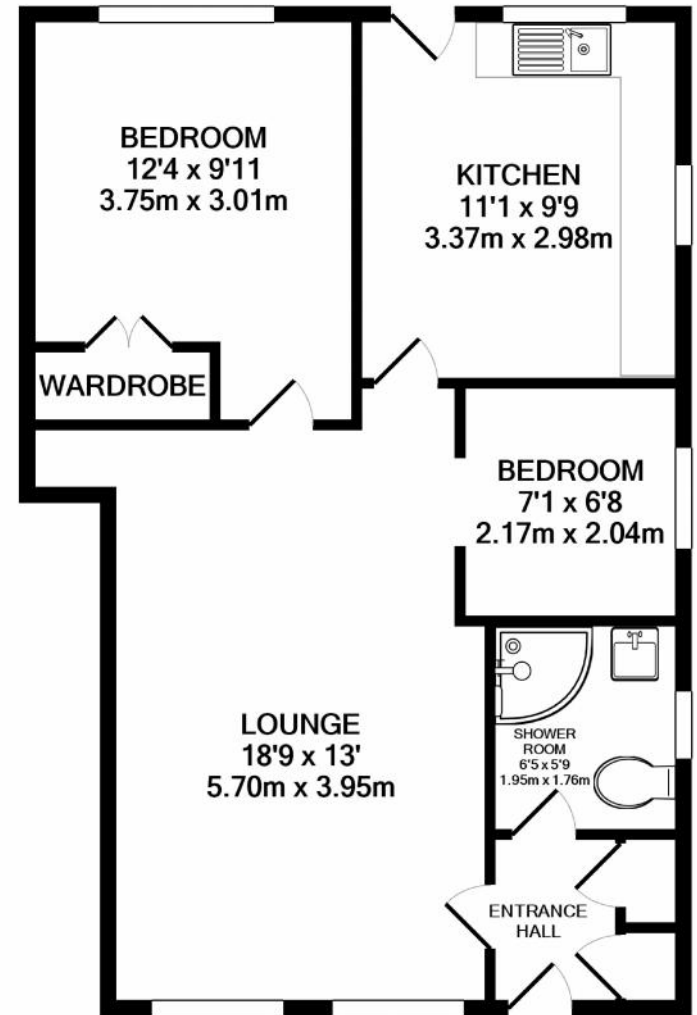
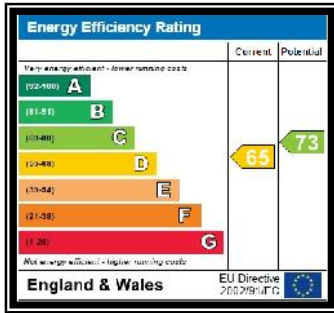
The property enjoys communal grounds to the front and rear of the apartment and a brick built single garage with further parking to the side of the apartment.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Uppingham Road in an easterly direction, eventually taking a left hand turn onto Humberstone Drive; bearing left onto Thurmaston Lane and crossing over Gipsy Lane where take a left hand turn into The Beeches where the apartment can be located on the right hand side.







7 The Beeches, Gipsy Lane, Humberstone, Leicester LE5 0TB

Total Approximate Gross Internal Floor Area = 548 SQ FT / 51 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements 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.