

JAMES
SELICKS

33 WESTCOTES DRIVE
WESTCOTES
LEICESTER



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33 Westcotes Drive
Westcotes
Leicester LE3 0QT

A stunning, cleverly extended and beautifully refurbished five bedroom period family home located on this popular tree-lined street, with a large double garage thought suitable as a development opportunity (subject to the necessary planning consents).

Porch | entrance hall | sitting room | superb living/dining kitchen | galleried landing | master bedroom | en-suite | two first floor bedrooms | bathroom | second floor landing | two further bedrooms | shower room | front forecourt | walled rear garden | large double garage | EPC - E

LOCATION

Westcotes Drive offers convenient access to the city, Royal Infirmary and de Montfort University and is located in an area of increasing popularity with a great choice of local fashionable bars, bistros and restaurants within a few minutes' walk along Braunstone Gate and Narborough Road.

ACCOMMODATION

A glazed and wooden front door leads into a porch with an original wooden and glazed inner door with window above into the entrance hall, housing the original staircase to the first floor with understairs storage and a cloaks area. The sitting room has a bay window to the front, ceiling coving, picture rail, a feature wood fireplace with brick surround, tiled hearth and open fire and original floorboards. The superb living kitchen boasts an excellent range of contemporary gloss effect eye and base level units, soft-closing drawers, solid wood worktops over with oak upstands, space for a range type cooker and large fridge-freezer, plumbing for washing machine and dishwasher, halogen down spotlights, two lantern rooflights and tiled flooring continuing into the open plan dining area, with original floor-to-ceiling cupboards, a contemporary radiator and wooden bi-fold doors leading onto the garden.

An archway leads through to the family room which has stripped floorboards and also has wooden bi-fold doors leading onto the garden.

To the first floor a galleried landing houses stairs to the second floor with an understairs storage area and gives access to the master bedroom one which has a bay window to the front, a feature fireplace with beautiful tiled surround and an en-suite shower room with a double shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls and tiled floor. Bedroom two has a window to the rear and an original cast iron fireplace. Bedroom three has a window to the rear and an original fireplace. The family bathroom has a four piece suite comprising a free standing ball and claw bath, double shower cubicle, contemporary sink on an oak plinth with drawer beneath, high flush WC, part tiled walls and tiled floor. To the second floor a landing with a window to the rear leads to a further shower room with a corner shower cubicle, pedestal wash hand basin, low flush WC, full height heated chrome towel rail, part tiled walls and tiled floor. Bedroom four has a window to the rear. Bedroom five has eaves storage and a Velux window to the front.

OUTSIDE

The property enjoys a front forecourt, a large double garage (thought suitable to development subject to necessary planning consents) with an up and over door, power and lights and double doors to the rear, housing a cloakroom providing a low flush WC and wash hand basin. To the rear of property is a large yard area to the rear of the garage and walled courtyard gardens with raised beds, a low maintenance astro turf lawn and a decked entertaining area.

DIRECTIONAL NOTE

Proceed out of Leicester on the A4560 Narborough Road taking the third right hand turn onto Westcotes Drive at the traffic light complex where the property may be found on the left hand side.

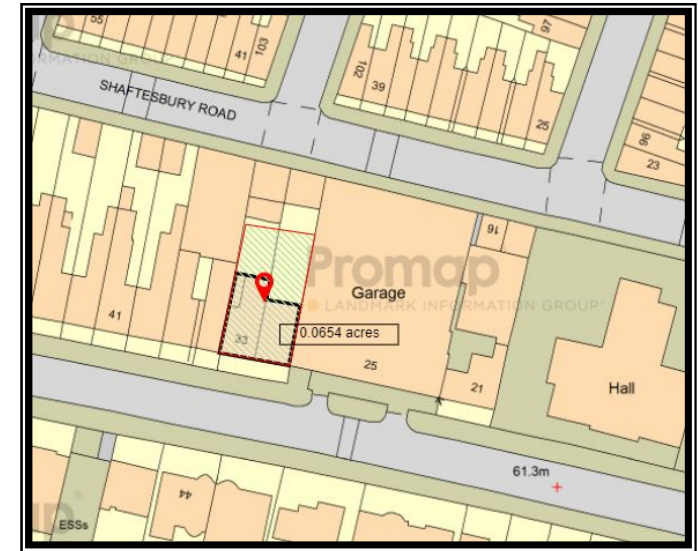
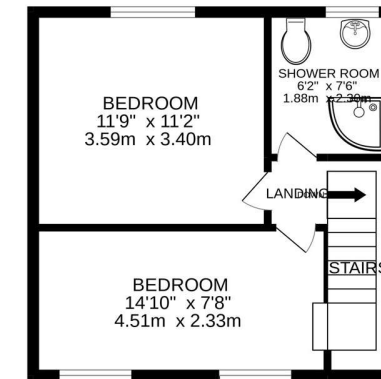
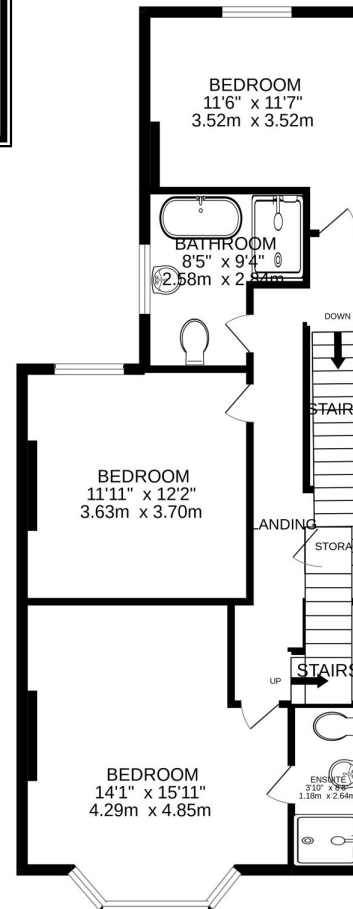
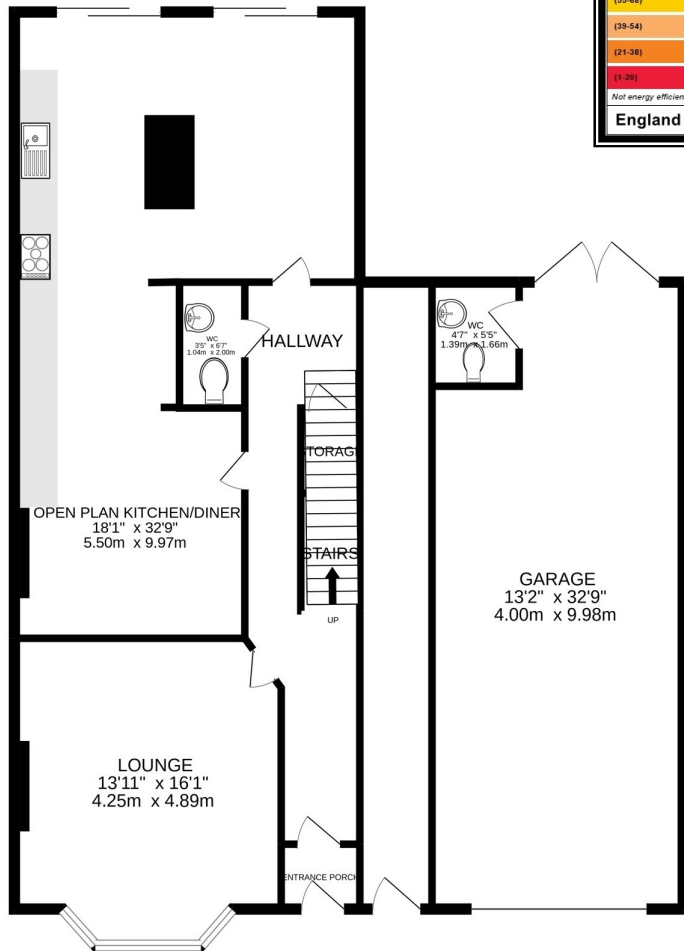
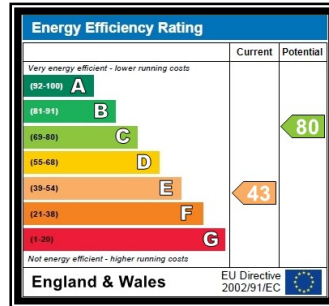




33 Westcotes Drive, Westcotes, Leicester LE3 0QT

Total Approximate Gross Internal Floor Area = 2424 SQ FT / 225 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





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Important Notice

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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.

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