

JAMES SELICKS

22 GELERT AVENUE

THURNCOURT
LEICESTER
LE5 2NS

GUIDE PRICE £295,000



Occupying a pleasant position overlooking an open green, this extended three-bedroom semi-detached home offers stylish and particularly well-proportioned accommodation, with a superb open-plan living kitchen and an impressive rear garden.

The property was significantly enhanced in 2022 with a single-storey rear extension, creating a fantastic contemporary living space ideally suited to modern family life and entertaining.

Extended three-bedroom semi-detached home • pleasant position overlooking an open green • superb open-plan living kitchen, extended in 2022 • contemporary kitchen with quartz preparation surfaces & island • spacious sitting area with feature media wall • two double bedrooms & versatile third bedroom • family bathroom & ground floor WC • particularly generous lawned rear garden with decking • driveway parking for at least four vehicles & garage/store • EPC - C

Location

Gelert Avenue occupies a convenient position just off Uppingham Road, approximately three and a half miles east of Leicester city centre. The location is particularly well placed for everyday amenities, with a wide range of shops and services available along nearby Uppingham Road, while Leicester itself provides comprehensive shopping, leisure and recreational facilities together with a mainline railway station offering excellent links to London and beyond.

Accommodation

The property is entered through a porch into the entrance hall, with wood-effect flooring and access to a useful utility room, created from part of the original garage and providing space and plumbing for laundry appliances. Beyond is a remaining garage/store, retaining the original garage door to the front. An inner hallway provides useful understairs storage, stairs rising to the first floor and access to a ground-floor WC with wash hand basin.

The real centrepiece of the home is the impressive open-plan living kitchen, beautifully extended and remodelled in 2022. The sitting area, formerly a separate lounge, provides a comfortable space for relaxing and features a contemporary media wall, before flowing seamlessly into the kitchen and dining areas.

The kitchen itself is particularly striking, fitted with an extensive range of sleek light-grey eye and base level units and drawers, complemented by quartz preparation surfaces and a contrasting navy island incorporating a Prima five-ring induction hob. Further appliances include a Prima oven, extractor unit and combination microwave/oven and Prima dishwasher, with space for an American-style fridge/freezer. A bank of full-height cabinetry provides excellent additional storage, while a dedicated bar area adds another sociable touch. Patio doors open directly onto the rear garden, creating a natural connection between the living accommodation and outside space.

To the first floor, the landing has a small airing cupboard and gives access to three bedrooms. There are two well-proportioned double bedrooms, positioned to the front and rear respectively, together with a third bedroom currently arranged as a dressing room but equally well suited as a single bedroom, nursery or home office. The accommodation is completed by a good-sized family bathroom, finished with floor-to-ceiling tiling and comprising a bath with shower over, WC, wash hand basin with storage beneath and chrome heated towel rail.





Outside

To the front, a generous tarmac driveway provides off-road parking for at least four vehicles.

Immediately adjoining the house is a decked seating area, beyond which lies a particularly generous lawned garden, providing plenty of space for children, entertaining or simply enjoying the outdoors. A storage shed sits towards the rear, with gated access to the side.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council.

Tax Band: B.

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, cavity wall.

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

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

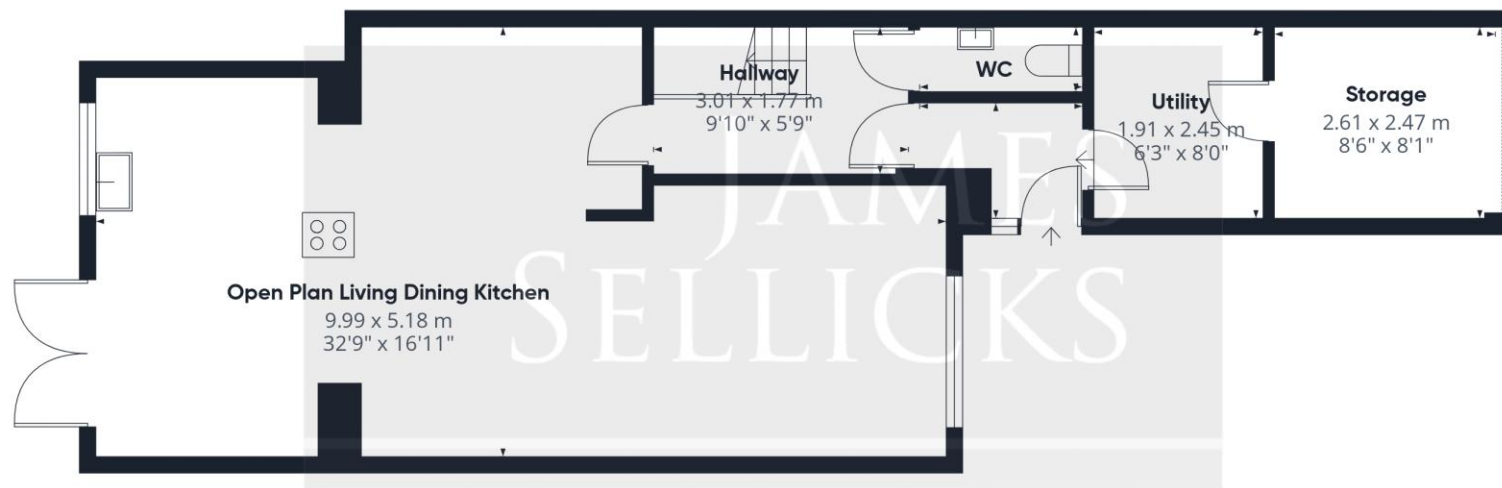


THE SMITH FAMILY









Floor 1

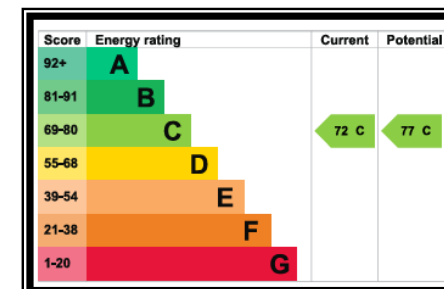


Floor 2



Approximate total area⁽¹⁾

95.8 m²
1031 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.

GIRAFFE 360

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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.

