JAMES SELLICKS

# 12 Stretton Road

WEST END
LEICESTER
LE3 6BN



An attractive three bedroom Victorian palisaded villa located on a quiet cul-de-sac in the heart of the West End Conservation Area.

Entrance hall • open plan reception rooms • kitchen • master bedroom • en-suite • two further bedrooms • bathroom • front forecourt • low maintenance rear garden • EPC - tbc

## Location

Stretton Road 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 and restaurants within a few minutes walk along Braunstone Gate and Narborough Road.

## Accommodation

The property is entered via a wooden door and an entrance hallway with original Minton tiled flooring housing the stairs to the first floor. The reception rooms have been opened up to create a wonderful, bright open plan space with wooden flooring throughout, retaining lovely original features. To the front is a living area with a bay window, ceiling coving and a beautiful fireplace with a marble hearth and an ornate grate. The dining area also enjoys ceiling coving, a built-in cupboard, a further ornate fireplace and uPVC Ffrench doors leading onto the garden. A small office space has been under the stairs.

The reception rooms are open to the kitchen which has a continuation of the same wooden flooring, spotlighting and a good range of eye and base level units and drawers, ample preparation surfaces with tiled splashbacks, a large stainless steel sink and drainer unit with mixer tap and window above. There is a Baumatic stainless steel range style oven with five ring gas hob and extractor unit over, space and plumbing for a dishwasher, washing machine and dryer. To the rear of the kitchen is the recently installed, wall mounted boiler and uPVC French doors leading onto the rear decking.

The large landing houses two useful storage cupboards. The master bedroom is spacious, bright and airy, with three windows to the front, wooden flooring, a feature, ornate fireplace with marble hearth and an en-suite providing a WC, pedestal wash hand basin and shower enclosure. Bedroom two is also a generous double, with a window to the rear and a feature fireplace. Bedroom three has a window to the rear elevation. The accommodation is completed by the large bathroom, with an opaque glazed window to the side, spotlighting, a chrome heated towel rail, part tiled walls and tiled flooring, the space provides an enclosed WC, pedestal wash hand basin, a corner shower enclosure and a freestanding rolltop bath on claw feet with a telephone style shower attachment.









Outside
To the front of the property is a walled forecourt and steps to the front door. A shared, gated side passageway leads to the walled, rear landscaped garden which is a good size and has decked and astroturf lawned areas.

Tenure: Freehold.
Listed Status: None.
Conservation Area: West End.
Local Authority: Leicester City Council.
Tax Band: C.

Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, 500mbps.
Construction: Believed to be standard.
Wayleaves, Rights of Way & Covenants: A side passageway is shared with 1 other.
Flooding issues in the last 5 years: None our Clients are aware of.
Accessibility: Two-storey property, 3 steps to the front door.
Planning issues: None our Clients are aware of.



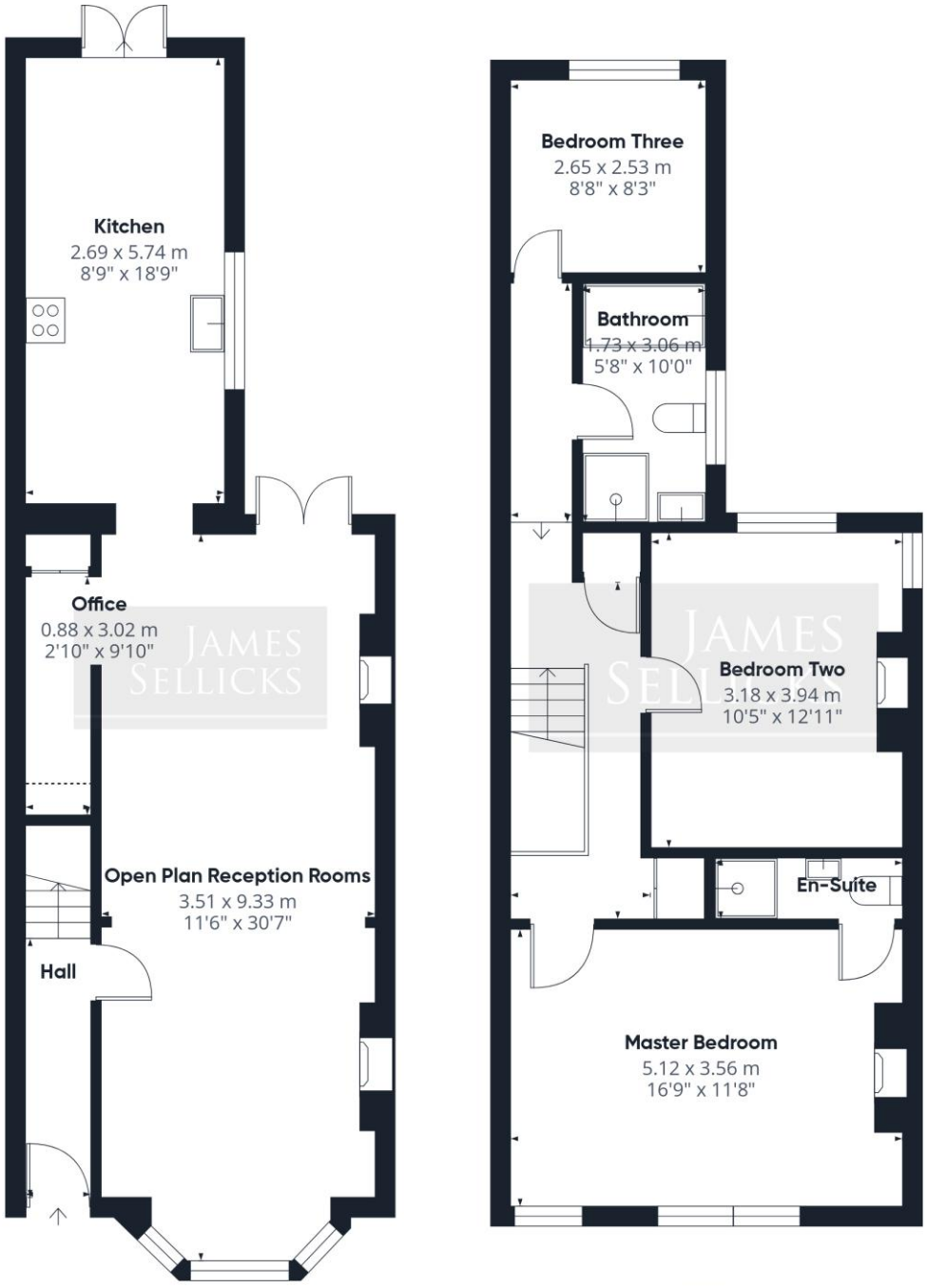
















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**Approximate total area**(1)

107.3 m²

1155 ft²

**Reduced headroom**

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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