JAMES SELLICKS



4 Stelle Way

Glenfield, Leicester

Guide Price £200,000

This particularly spacious two bedroom, two bathroom maisonette is situated in an attractive setting adjoining woodland and open green space and forming part of an imposing detached property divided into just two residences.

Offering well-proportioned and versatile accommodation including an impressive open plan living and dining room, a separate fitted kitchen, and fully boarded loft, driveway and garage, this home is ideal for working professionals, couples, or young families and is an appealing alternative to a more conventional apartment.

Spacious two bedroom, two bathroom first floor maisonette • private entrance, two-car driveway & single garage • impressive open plan living accommodation & woodland setting • individually designed home forming part of just two residences • generous living/dining room with dedicated home working space • separate fitted kitchen & integrated appliances • principal bedroom with fitted wardrobes & en-suite • fully boarded loft providing excellent storage • attractive communal grounds & pleasant green outlook • EPC - C

Accommodation

The property is approached via its own private ground floor entrance hall, having tiled flooring, a useful understairs storage area and a staircase rising to the first floor. The first floor landing is particularly spacious, providing access to all principal rooms and offering further useful storage potential. A loft ladder provides access to a fully boarded loft, offering extensive additional storage space.

The impressive open plan living and dining room is a superb size, enjoying windows to two elevations allowing plenty of natural light. The room offers ample space for comfortable seating and a dining table, with the current owners also incorporating a dedicated home working area. A separate fitted kitchen provides a good range of wooden eye and base level units and drawers, preparation surfaces and tiled splashbacks. Integrated appliances include an Electrolux double oven, a gas hob with extractor over, fridge and freezer, together with a Bosch dishwasher and Hoover washing machine. There is further space for a tumble dryer and a window to the side.

The principal bedroom is a good-sized double room with fitted wardrobes and space for additional bedroom furniture, including a dressing table. An adjoining en-suite shower room provides a double shower enclosure, wash hand basin and low flush WC, with part tiled walls. Bedroom two is a versatile space with a fitted triple wardrobe and a window to the side. The family bathroom is fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and low flush WC, with part tiled walls and wood-effect flooring.

Outside

The property benefits from a private tarmac driveway providing tandem off-road parking for two vehicles and leading to a single garage, which has been upgraded and benefits from power and lighting. To the rear of the garage is an attractive area of communal lawned grounds, enclosed by established hedging and enjoying a pleasant green outlook. This space has been enjoyed by the current owners for informal recreation, although this forms part of the communal grounds and is not solely for the use of this property.

The surrounding woodland, pond and open meadow contribute to the attractive setting and provide a welcome sense of greenery and seclusion.







Location

Stelle Way is located just off Gynsills Lane on the edge of this popular village. Enjoying a particularly pleasant setting, the development offers a peaceful residential environment whilst remaining conveniently placed for local amenities. Glenfield provides a good range of shopping, schooling (within catchment for The Hall School), recreational facilities, access to the city centre, County Hall and Glenfield Hospital. The nearby A46 Western Bypass offers convenient links to the M1/M69 motorway networks, Fosse Park and the wider road network.

Lease Details

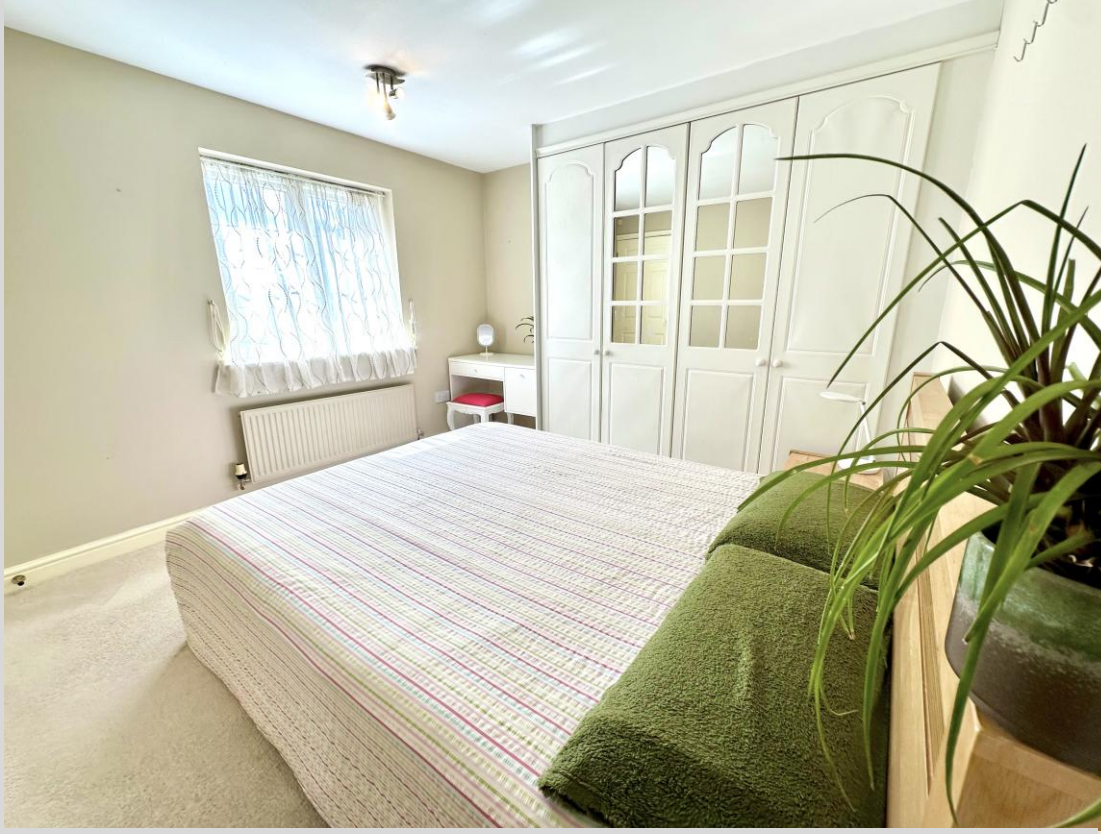
Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold. Lease Term: 999 years from 2000.
Ground Rent: £50 per annum. Service Charge: £1,609 per annum.
Listed Status: None. Conservation Area: None.
Local Authority: Blaby District Council, Tax Band: D
Services: All mains services, gas central heating and a water meter.
Broadband delivered to the property: ADSL, speed 67mbps.
Construction: Believed to be brick and block cavity wall.
Wayleaves, Rights of Way & Covenants: No Pets, No Subletting. Shared Driveway.
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.





















Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamessellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamessellicks.com

Important Notice
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

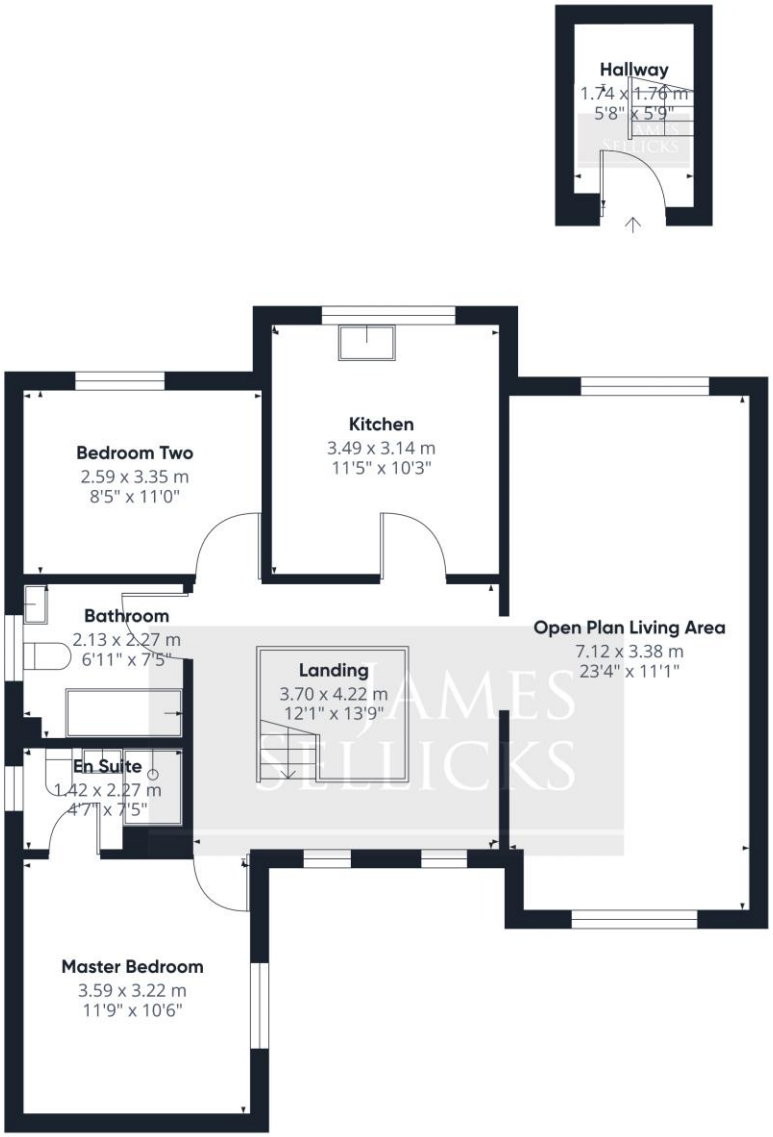
1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

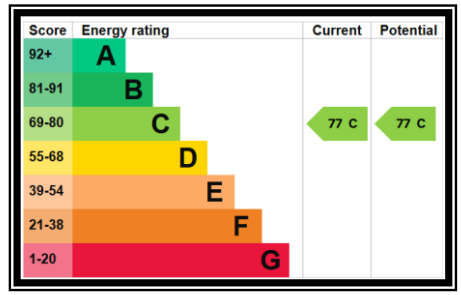
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

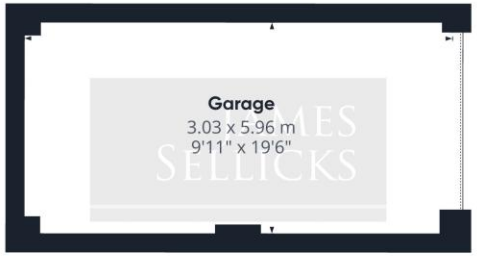
3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.







Approximate total area(1)

98.5 m²
1060 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.

GIRAFFE360