

7 KINGS NEWTON STREET

HIGHFIELDS, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

7 Kings Newton Street

Highfields
Leicester
LE2 0DQ

Situated close to Leicester city centre, a flush fronted Victorian two bedroom terrace property, having been upgraded by the present owners.

Front reception room | rear reception room | kitchen | two bedrooms | bathroom | rear courtyard garden | brick outhouses | EPC-D

LOCATION

Located just off St. Peters Road, approximately half a mile from Leicester city centre with local shopping facilities found at nearby Spinney Hills. The city centre is within walking distance and offers professional quarters, shopping facilities and a mainline railway station with access to London St. Pancras in just over an hour.

ACCOMMODATION

The property is entered via a uPVC front door into the front reception room housing the meter cupboard and having two double glazed windows to the front elevation. The rear reception room has a uPVC double glazed window to the rear elevation, houses the stairs to the first floor and has an understairs storage cupboard beneath. The kitchen has a range of eye and base level units, roll edge laminated work surfaces, stainless steel sink with mixer tap over, electric oven, four-ring gas hob, extractor unit above, enclosed Baxi wall mounted boiler, white appliance space, uPVC double glazed door and window to the side.

To the first floor a landing gives access to the master bedroom having two uPVC double glazed windows to the front elevation. Bedroom two has an overstairs storage cupboard and a uPVC double glazed window to the rear elevation. The accommodation is completed by a bathroom with a white three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over and a uPVC double glazed window to the rear elevation.

OUTSIDE

To the rear slabbed and gravelled courtyard gardens and three brick built outhouses.

DIRECTIONAL NOTE

Proceed out of Leicester via St. Georges Way, bearing right at the traffic light complex into Swain Street, eventually becoming Sparkenhoe Street and in turn St. Peters Road. Take a left hand turn onto Kings Newton Street where the property can be located on the right hand side, clearly indicated by the Agent's "For Sale" sign.





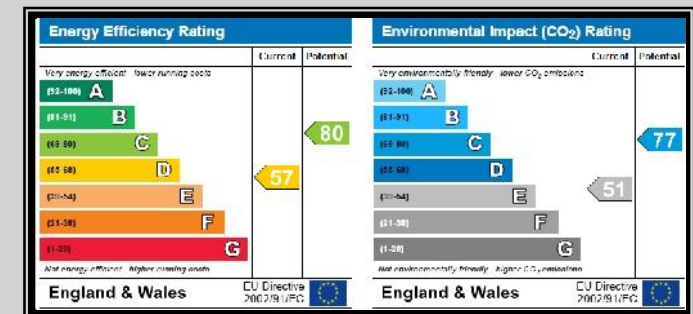
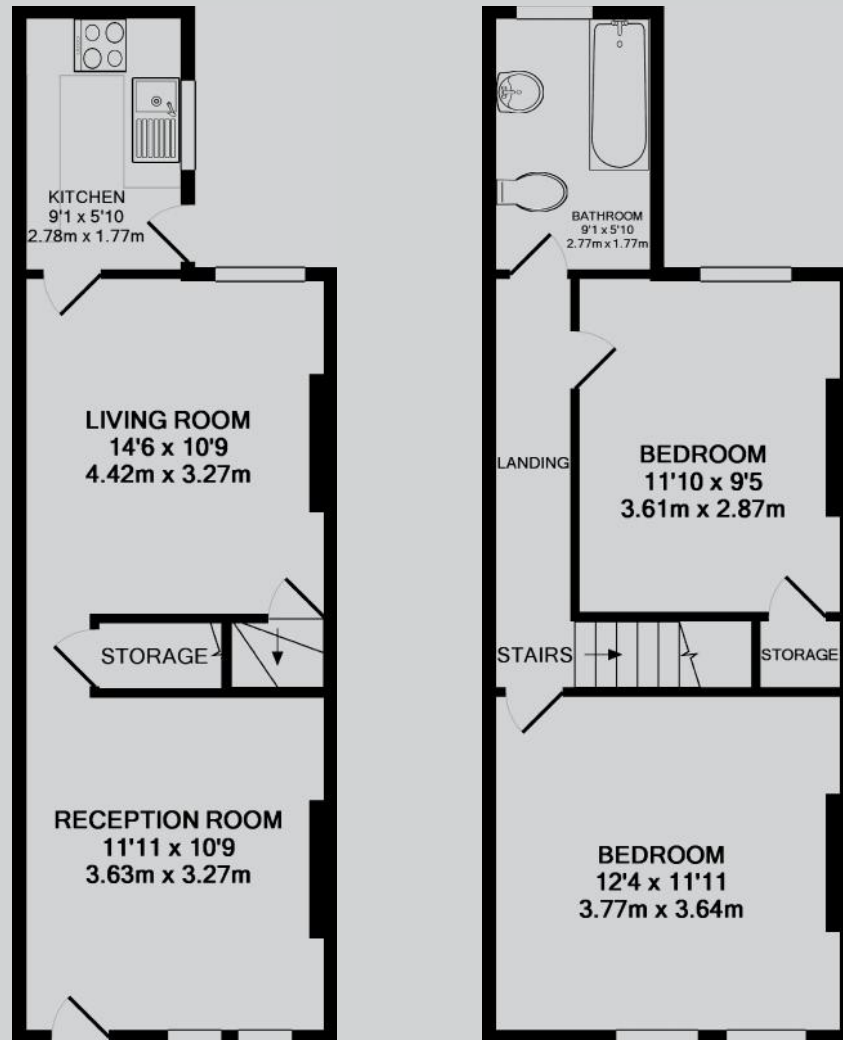
7 Kings Newton Street, Highfields, Leicester LE2 0DP

**Total Approximate Gross Internal Floor Area
701 SQ FT / 65.2 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.

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