

JAMES
SELICKS

16 LINDRICK DRIVE

STONEYGATE, LEICESTER LE5 5UH

GUIDE PRICE: £550,000



If you're after more room for your growing family, then this spacious, five bedroom detached family home on a quiet cul-de-sac on the Evington/Stoneygate borders may just be the perfect home you have been searching for.

With flexible accommodation including two reception rooms, a sun room, large kitchen, four double bedrooms (one with en-suite and one with a wash hand basin) plus one single bedroom, and a family bathroom, there is enough space for your whole family to enjoy, along with ample parking, deep gardens and a double garage.

Detached family home • two stylish reception areas • sun room • kitchen • cloakroom • four double bedrooms • en-suite • one single bedroom • bathroom • large, south-west facing rear garden • driveway • double garage • sought after location • EPC - E

Location

The property is located in one of Leicester's most sought-after residential areas, approximately two miles south east of the city centre with its professional quarters and railway station offering mainline access to London St Pancras in little over one hour. Local day to day shopping can be found at the fashionable Allandale Road/Francis Street shopping parades in Stoneygate, and within nearby Evington and Oadby villages; with excellent local schooling also available within the area, including Evington Valley, Linden and Mayflower Primaries, the Leicester Islamic Academy, Gartree & Beachamp Colleges.

Accommodation

A uPVC door and brick porch with side window lead into a welcoming entrance hall, housing the stairs to the first floor with wood effect laminate flooring, a useful cloaks cupboard beneath and a guest cloakroom with a two piece suite. To your left is the modern and stylish sitting room, having a large full height window overlooking the front garden, a stone fireplace surround with inset stainless steel inset gas fire and marble hearth, and wood effect laminate flooring continuing through into the dining room, which then opens up into a bright and sunny garden room with inset ceiling spotlights and tiled flooring, flooded with natural light by virtue of four tall feature windows to the side and a sliding uPVC patio door leading directly into the garden.

The large kitchen is light and bright, and fitted with an extensive range of eye and base level units and drawers (also housing the gas-fired central heating boiler) ample preparation surfaces with tiled splashbacks, a stainless steel sink with a mixer tap sits below a window enjoying views of the rear garden. Integrated appliances including a Hygena dishwasher, fridge, Neff stainless steel oven with Diplomat four-ring gas hob and stainless steel extractor unit over. There is space and plumbing for an automatic washing machine and an understairs storage cupboard, inset ceiling spotlights, wood effect laminate flooring and a composite door to the side.

Stairs rise to the first floor where the sense of space continues with a spacious landing housing the airing cupboard and water tank within, three double bedrooms, one with wash hand basin, and one single, plus the lovely spacious master bedroom which is bright and airy with two windows to the front and enjoys an en-suite shower room with a WC, pedestal wash hand basin and a large glazed shower cubicle with electric shower, inset ceiling spotlights, chrome heated towel rail, part tiled walls and tiled flooring. The accommodation is completed by a spacious family bathroom with an opaque glazed window to the side, a WC, pedestal wash hand basin and a panelled bath with glazed shower screen and power shower over, a chrome towel rail, fully tiled walls and tiled flooring.





Outside

The front garden features a neat, manicured lawned area with a tarmac driveway providing off-road parking for several vehicles and access to the double garage, with an electric up and over door (thought suitable for conversion subject to the necessary planning consents). Gated side access leads to the large, rear gardens, a peaceful, leafy oasis, mainly laid to lawn with thoughtfully placed decked and paved patio entertaining areas making the most of the south-westerly aspect, a fantastic array of trees, shrubs and plants providing year-round interest, fenced, walled and hedged boundaries.

Tenure: Freehold

Local Authority: Leicester County Council

Tax Band: E

Services: Offered to the market with all mains services, gas-fired central heating and access to an electric vehicle charging point.

Broadband delivered to the property: Full fibre, 1gbps

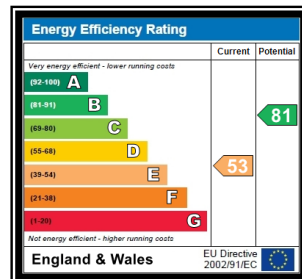
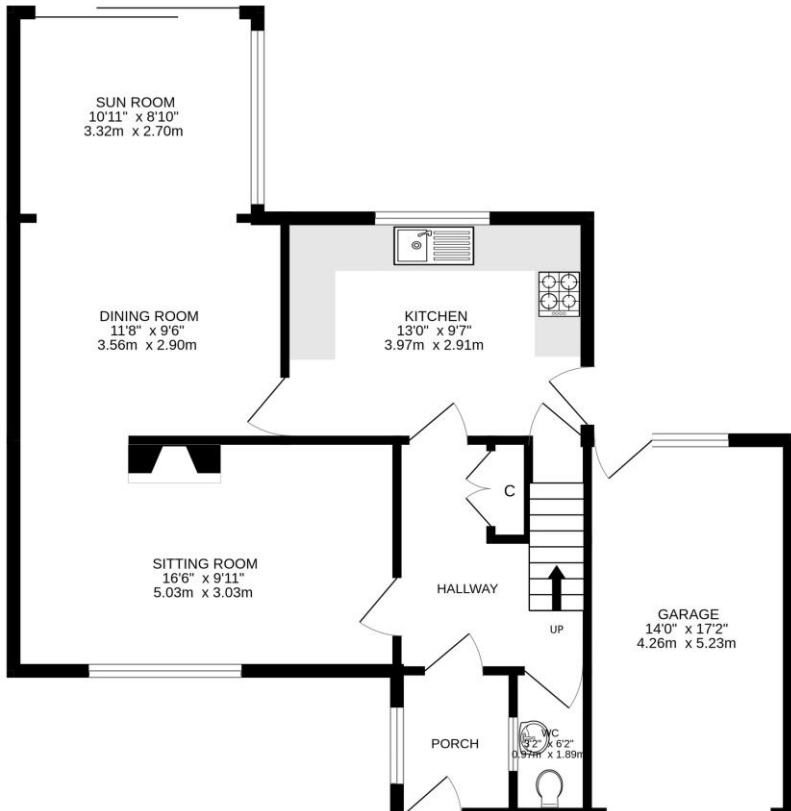
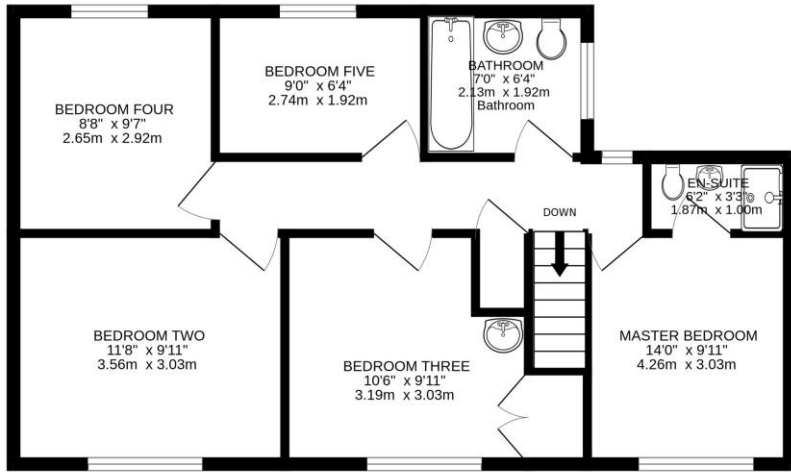
Security: The property has a ring doorbell with camera.

Satnav Information

The property's postcode is LE5 5UH, and house number 16.







16 Lindrick Drive, Evington, Leicester LE5 5UH

Total Approximate Gross Internal Floor Area

1356 SQ FT / 126 SQ M

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

