

JAMES
SELICKS

5 HIGH STREET

EVINGTON, LEICESTER LE5 6FH

PRICE: £195,000



Full of character, a Grade II Listed, thatched mid terraced cottage offering spacious accommodation, positioned on the edge of Evington village, with no upward chain.

Sitting room • inner hall • ground floor shower room • cloakroom • breakfast kitchen • first floor landing/study area • two double bedrooms • hard landscaped gardens • EPC - D

Location

The house overlooks The Village Green and is within a minutes' walk to the shops along Evington Lane which include a co-op, newsagents, hardware store, various takeaways, public house and church. Leicester city centre is only a short distance away with excellent bus routes.

Accommodation

The property is entered via an oak front door into the sitting room, with a wood framed double glazed window to front elevation, an Inglenook fireplace with cupboards and shelving to the sides, exposed ceiling beams and an oak door to the rear. An inner lobby houses the stairs to the first floor with an understairs storage cupboard beneath and a cloakroom providing a white two piece suite. A ground floor shower room provides a walk-in doorless shower and a chrome heated towel rail.

The breakfast kitchen has a good range of cream fronted eye and base level units and drawers, ample preparation surfaces, a ceramic Belfast sink. Belling range oven with double oven and grill, five-ring gas burner with canopy circulation extractor hood over, plumbing for automatic washing machine, part exposed bricks and a door to the rear elevation. To the first floor is a spacious landing with built-in shelving (currently used as a study area) and two double bedrooms, each with a window and exposed beams.

Outside

To the rear of the property are block paved courtyard gardens with a three sheds, a timber summerhouse and a gate giving pedestrian access to the rear.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: B

Listed Status: Grade II

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full fibre (currently Vodafone)

Flooding issues in the last 5 years: None known

Accessibility issues: None known

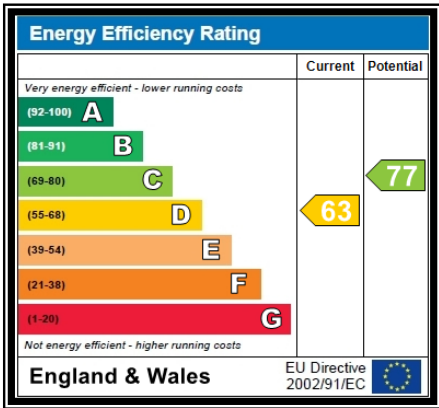
Planning issues: None known

Wayleaves, Rights of Way & Covenants: To erect and forever thereafter maintain a wall of original or facing bricks along the line of the boundary from the rear wall of building number 7 High Street. To re-thatch the roof of the cottage number 7 High Street and any additions thereto (except such parts as shall be flat roofed and to keep such roof in good and proper repair and condition. **The Thatch was completed within the last 20 years.**





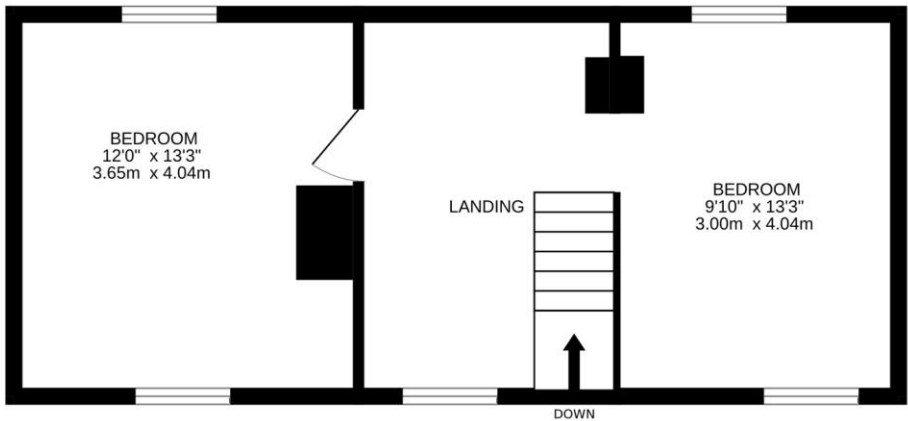
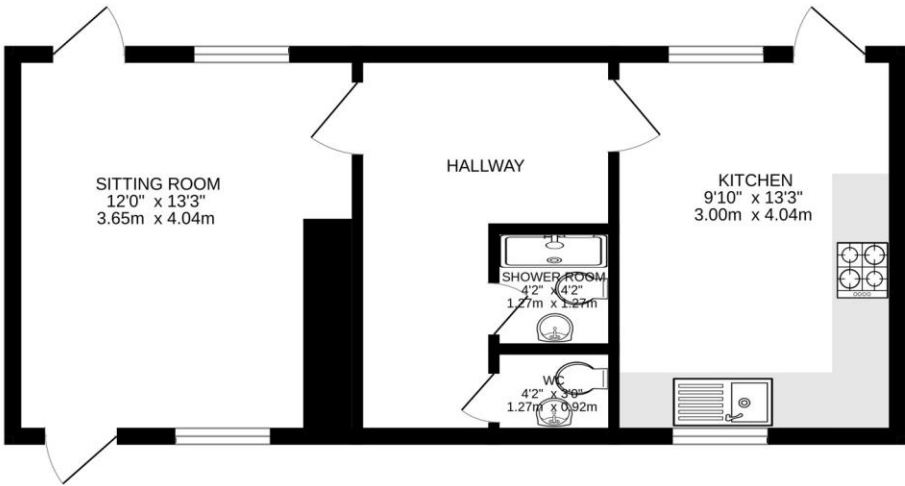




5 High Street, Evington, Leicester LE5 6FH

Total Approximate Gross Internal Floor Area = 871 SQ FT / 81 SQ M

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



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



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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.

