



JAMES  
SELICKS

68 WELLAND VALE ROAD

EVINGTON, LEICESTER LE5 6PW

OFFERS OVER: £375,000



Positioned on a particularly deep plot, a spacious three bedroom detached bungalow, conveniently located just off Downing Drive.

Recessed porch • reception hall • sitting room • breakfast kitchen • three bedrooms • conservatory • shower room • separate WC • lawned front gardens • driveway • deep, lawned rear gardens • no chain involved • EPC – D

#### Location

The property is located just off Downing Drive within Evington village, where there is a good range of shopping facilities, excellent schooling and frequent bus services into the city centre with its professional quarters and mainline railway station.

#### Accommodation

The property is entered via recessed porch with a single glazed door into a reception hall housing a useful cloaks cupboard. The sitting room has a bay window to the front elevation, a gas fire with marble hearth and back, painted surround and two further windows to the side elevation. The breakfast kitchen has a range of white eye and base level units and drawers, preparation surfaces, a polycarbonate one and a quarter bowl sink with mixer tap above, a Creda double oven, four-ring electric hob with extractor unit above, a Hotpoint washing machine and a Beko fridge-freezer. A side lobby with doors to front and rear elevations houses a boiler cupboard with a Vaillant wall mounted boiler.

The master bedroom has built-in wardrobes with cupboards above, matching bedside units and a window to the front elevation. Bedroom two has a window to the side and built-in wardrobes. Bedroom three has concertina glazed doors leading to a conservatory of brick and uPVC construction with double doors to the side elevation. A shower room with electric underfloor heating and a window to the rear provides white two piece suite comprising an inset wash hand basin with cupboards under, a corner shower cubicle, a chrome heated towel rail and houses the built-in airing cupboard with immersion heater. A separate WC provides a low flush WC.

#### Outside

To the front of the property are lawned and planted gardens behind a low level brick wall and a tarmac driveway providing ample car standing space. To the rear of the property are deep gardens, predominantly laid to lawn with paved patio areas and planted borders.

**Tenure:** Freehold

**Local Authority:** City Council

**Tax Band:** D

**Conservation Area:** No

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

**Broadband delivered to the property:** None

**Wayleaves, Rights of Way & Covenants:** None known

**Flooding issues in the last 5 years:** None known

**Accessibility issues:** None known

**Planning issues:** None known









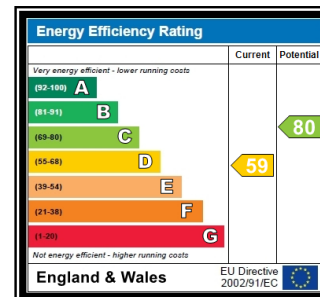
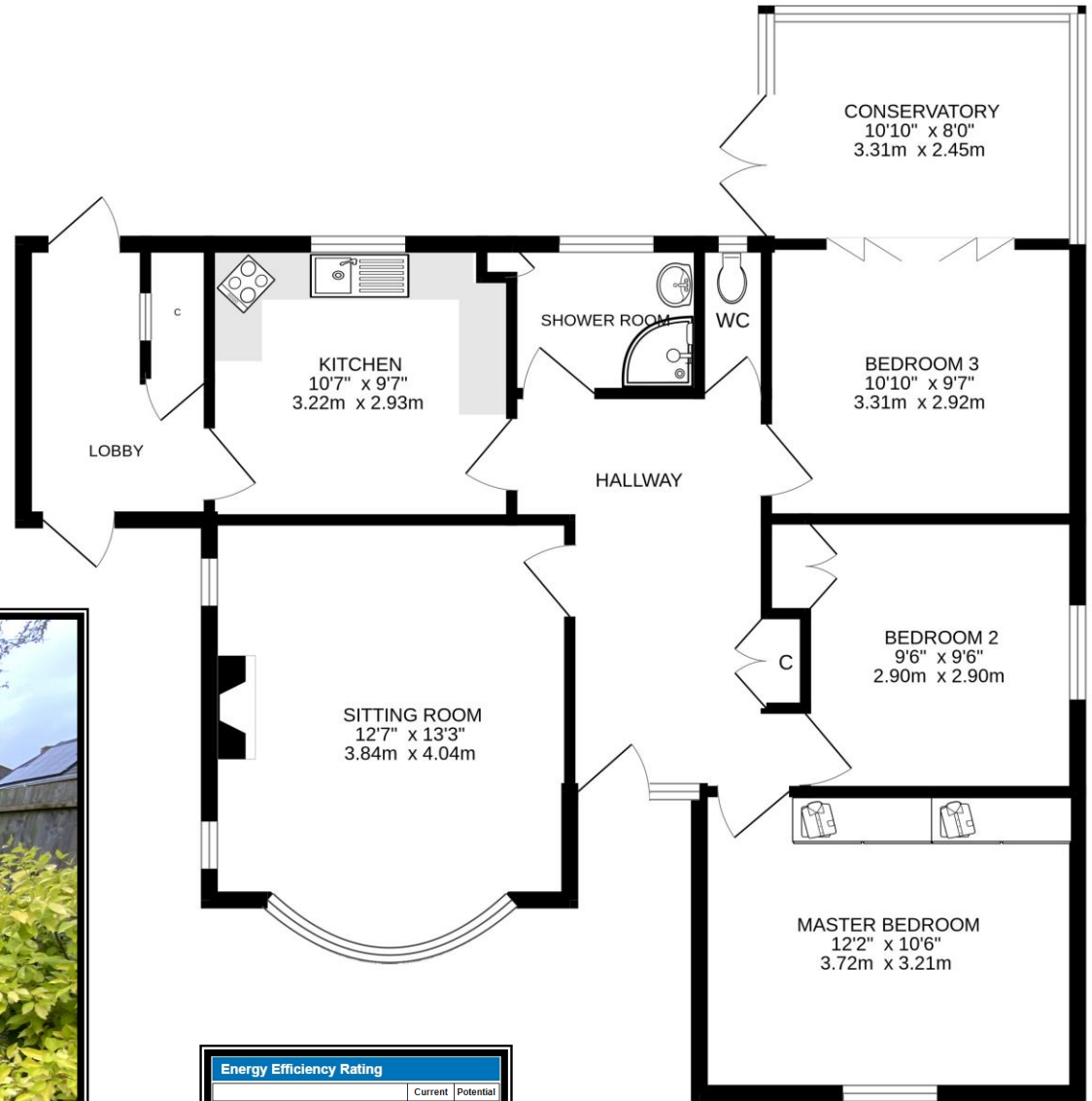




68 Welland Vale Road, Evington, Leicester LE5 6PW

Total Approximate Gross Internal Floor Area = 922 SQ FT / 85 SQ M

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





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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.

