

JAMES
SELLICKS

21 & 23 FRENCH ROAD

NORTH EVINGTON
LEICESTER LE5 4AH

GUIDE PRICE: £465,000





A stunning, five bedroom, three bathroom end-terraced property, previously being two individual terraces, now knocked through and significantly extended to the rear. The property has been beautifully styled throughout, making an internal inspection an absolute must!

Sitting room • superb living/dining kitchen • utility room • ground floor bathroom • second sitting room • front reception room • principal staircase to first floor landing • three double bedrooms • bathroom • secondary staircase • two further bedrooms • ensuite • lawned rear gardens • store • EPC – D

Location

French Road is located within the popular suburb of North Evington, just three miles east of the city centre, providing excellent access to the professional quarters and the mainline railway station along with local day-to-day shopping found along the nearby Evington Lane, Uppingham Road and Downing Drive

Accommodation

The property is entered into via the main sitting room, having a gas fire with polished marble hearth and surround, beech flooring and housing the principal staircase to the first floor landing. The stunning, extended living/dining kitchen is light and bright by virtue of skylights, roof lanterns and the bi-fold doors onto the rear garden. Tiled flooring with underfloor heating is laid throughout the spacious kitchen, sitting and dining areas and both inset ceiling spotlights and feature pendant lighting.

The kitchen boasts a superb range of eye and base level units, drawers and glazed display cabinets with Silestone preparation surfaces, a ceramic double bowl sink with mixer tap above, an integrated Neff oven with further micro-oven above, fridge-freezer and a toploading double drawer dishwasher, space for a range style cooker with canopy extractor unit above. A large central island unit with Silestone top houses a further undermounted sink with mixer tap over, a four-ring gas hob whilst providing extra storage and an oak breakfast bar.

The utility room/spice kitchen houses the Baxi wall mounted boiler and provides a range of eye and base level units with blockwood work surfaces, a stainless steel sink with mixer tap above, a five-ring gas hob with canopy extractor unit over, integrated fridge, space and plumbing for an automatic washing machine and tiled flooring with underfloor heating. A ground floor bathroom offers a white four piece suite comprising a low flush WC, a trough wash hand basin with cupboards beneath, bath with shower attachment over and a separate shower enclosure, radiator/chrome heated towel rail and tiled flooring with underfloor heating. The middle sitting room houses the secondary staircase with an understairs storage cupboard beneath. A front reception room has built-in cupboards and shelving.

Accessed off the principal staircase is the first floor landing housing a built-in cupboard and three bedrooms, one with built-in wardrobes, a vanity unit with drawers beneath and shelving, the other two with built-in wardrobes. A first floor bathroom provides a white three piece suite comprising a low flush WC, a trough wash hand basin with drawer beneath, a walk-in doorless shower enclosure with fixed and flexible shower heads, a heated towel rail and tiled flooring with underfloor heating.





The secondary staircase leads to a further first floor landing, with access to an attic/hobbies room plus two further bedrooms, one with built-in wardrobes with part-mirrored fronts and an en-suite shower room with a white three piece suite comprising an enclosed WC, a trough wash hand basin with drawers beneath and a shower enclosure with fixed and flexible shower heads, chrome heated towel rail.

Outside

To the rear of the property are block paved and decked gardens with a lawn and further covered seating area with a store to the rear.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: A

Conservation Area: No

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

Broadband delivered to the property: Full fibre.

Wayleaves, Rights of Way & Covenants: Part of the passageway to the rear, included in the title is subject to rights of way (see title register for more information).

Flooding issues in the last 5 years: None Known.

Accessibility issues : None Known.

Planning issues: None Known.

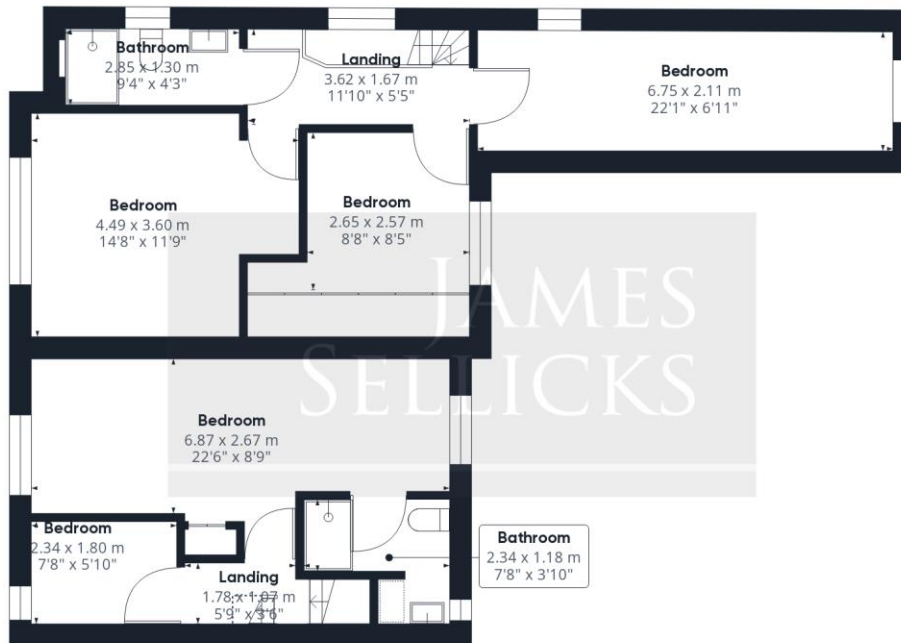




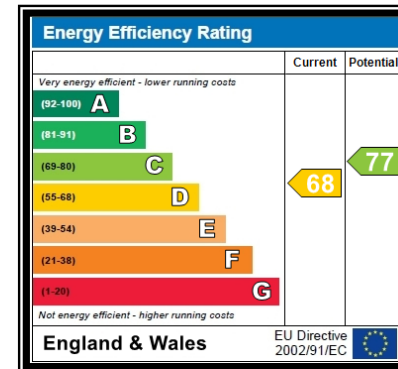




Floor 1



Floor 2



Approximate total area⁽¹⁾

211.56 m²
2277.22 ft²

Reduced headroom

1.28 m²
13.82 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

