

JAMES SELLICKS

166 WINTERSDALE ROAD

EVINGTON, LEICESTER LE5 2GN

GUIDE PRICE: £475,000





A truly stunning, extended semi-detached property having been beautifully re-modelled by the current Vendors, taking advantage of state of the art, renewable technology including solar panels partly feeding the central heating system. The property sits on a deep plot and has the advantage of additional land to the rear of the home gym.

Porch • entrance hall • ground floor wet room • study • front sitting room • rear sitting room open to garden room • dining kitchen • utility • four bedrooms • en-suite • refitted family bathroom • driveway • covered attached side access • delightful lawned rear gardens • gym/home office • EPC - A

Location

Wintersdale Road lies just off the Uppingham Road, east of Leicester and provides excellent access to the city centre, professional quarters and mainline railway station, local day-to-day shopping found along the Uppingham Road and Downing Drive, and popular local schooling.

Accommodation

The property is entered via uPVC double doors into a porch with a composite inner door leading into an entrance hall with marble tiled flooring, housing the stairs to the first floor with a useful understairs storage cupboard beneath. A ground floor wet room provides a low flush WC, wash hand basin with cupboards and drawers under and a shower area. A study with underfloor heating provides fitted cupboards, drawers and a desk unit. The front reception room has a uPVC double glazed bay window to the front elevation. The rear reception room has a built-in media wall with shelving and drawers, and bi-fold doors leading to a stunning garden/family room with tiled flooring, a roof lantern and double doors to the side.

The beautifully refitted dining kitchen has a good range of eye and base level units and drawers, quartz preparation surfaces, a one and a quarter bowl sink with flexible mixer tap above, a Kenwood range oven with double oven, five-ring gas hob and a contemporary stainless steel extractor unit above, Lamona microwave, plumbing for a dishwasher, marble flooring, door to a side lobby. A utility room with fitted shelving and drawers provides plumbing for an automatic washing machine, space for a condenser dryer.

To the first floor is a landing housing a cloaks cupboard. The property has four bedrooms, the master having built-in urban gloss fronted wardrobes and an en-suite with a white three piece suite comprising a low flush WC, trough sink with cupboards under and a shower cubicle with fixed and flexible shower heads, a heated towel rail, a chrome heated towel rail, part tiled walls and tiled flooring. The family bathroom has a white three piece suite comprising an enclosed WC, trough sink with drawers beneath and a double doorless walk-in shower enclosure with fixed and flexible shower heads, a chrome heated towel rail, part tiled walls and tiled flooring.

Outside

To the front of the property is a tarmac driveway providing ample parking for three vehicles with a covered side lobby with access to the rear garden, ideal for the growing family and entertaining, comprising a large paved patio area and part covered lawned area with a heated home office/gym to the rear of the plot.

Tenure: Freehold. Conservation Area: No.

Local Authority: Leicester City Council, Tax Band: C

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

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients aware of.

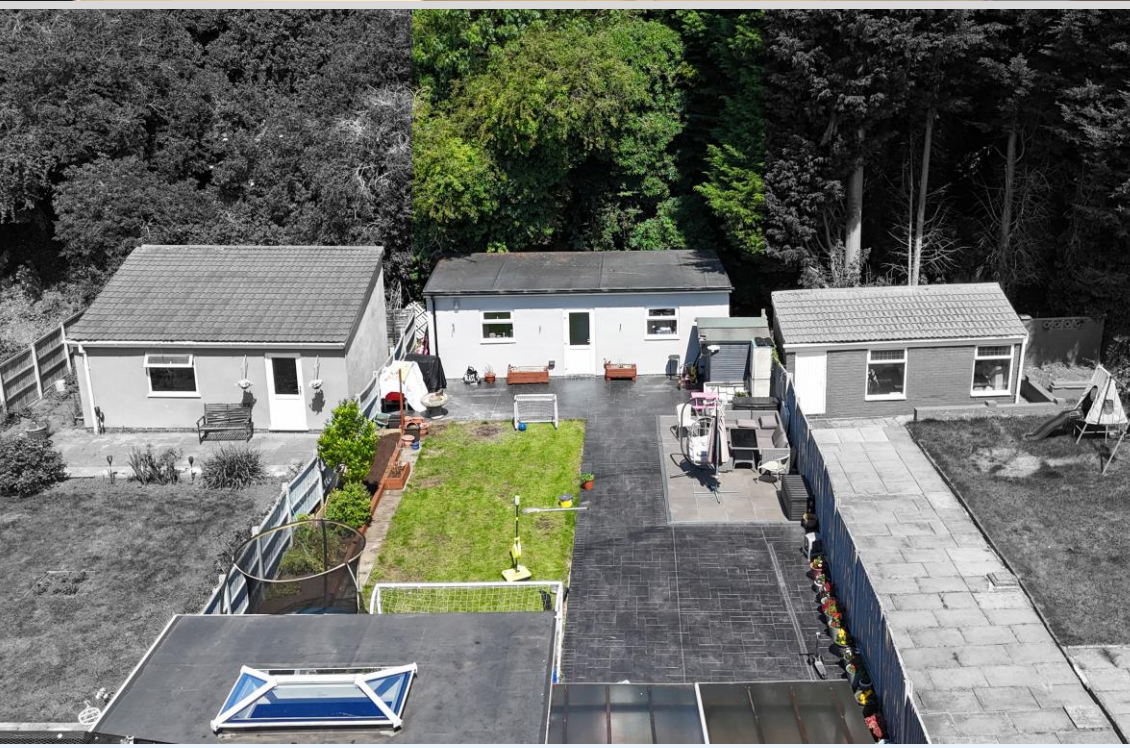
Flooding issues in the last 5 years : None our Clients aware of.

Accessibility & Planning issues : None our Clients aware of.

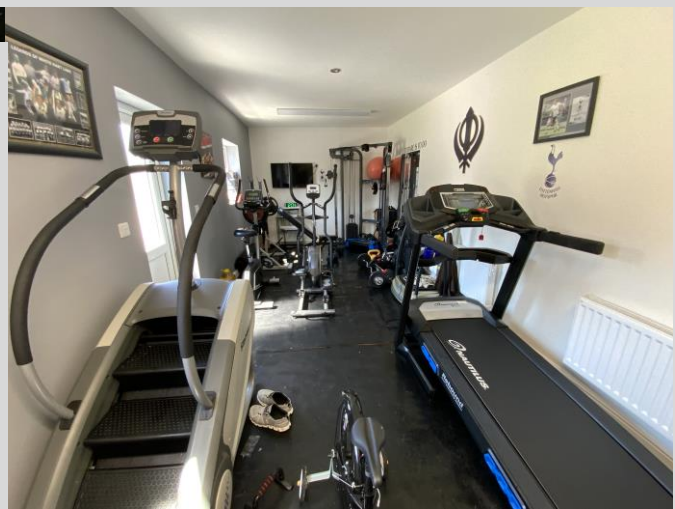








Approximately 0.247 acres



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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 James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

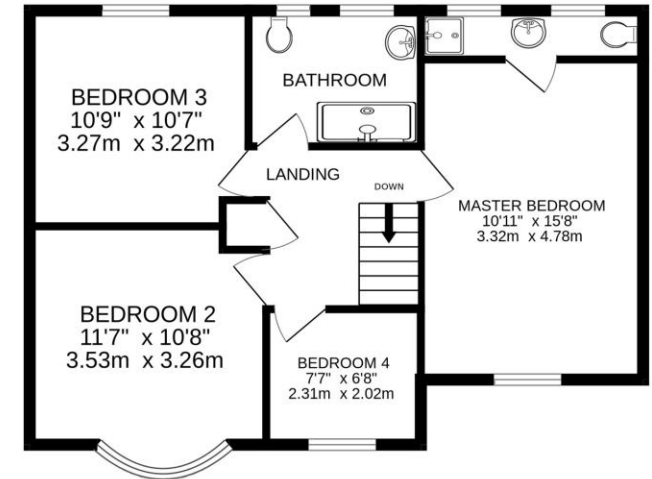
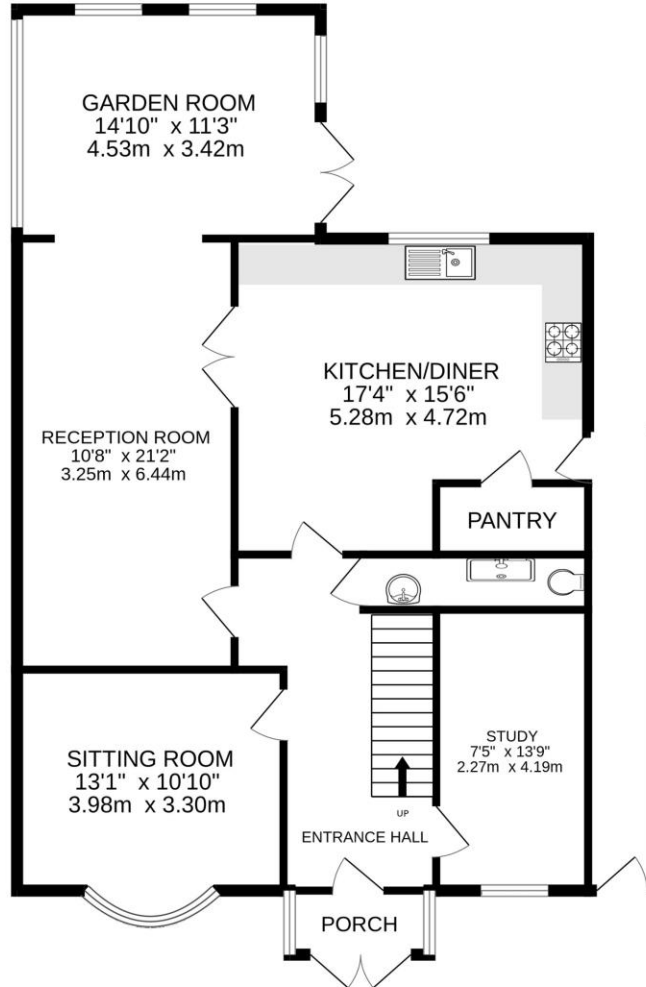
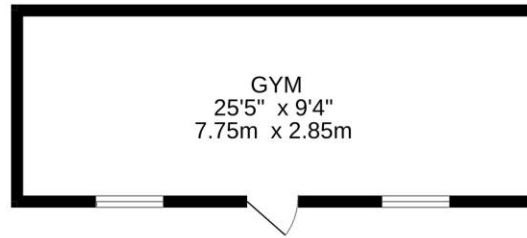
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



166, Wintersdale Road, Evington, Leicester LE5 2GN

**Total Approximate Gross Internal Floor Area
 2009 SQ FT / 186 SQ M**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	104	104
(81-91)	B		
(63-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	