

JAMES SELICKS

5 HAWTHORNE DRIVE

EVINGTON, LEICESTER LE5 6DL

GUIDE PRICE: £600,000





Offered to the market for the first time in 30 years and thought suitable for further extension and adaption (subject to the necessary planning consents) a charming, three bedroom bungalow located on a plot of approximately 0.3 acres.

Storm porch • entrance hall • reception area • bedroom three/dining room • bedroom two • bathroom • master bedroom • shower room • kitchen • sitting room • conservatory • lawned frontage • driveway • double garage • utility room • beautiful lawned rear gardens • pond • summerhouse • EPC - D

Location

Evington is located approximately two and a half miles east of Leicester city centre, providing convenient access to the professional quarters and mainline railway station. Local amenities can be found within Evington village itself, including an abundance of shopping, popular local schooling a post office, parish church, Evington Park tennis courts and bowls club and the Leicestershire Golf Club only a short distance away.

Accommodation

The property is entered via double wooden front doors into a storm porch with glazed double inner doors leading into an entrance hall, with steps up to a further reception area with a high line window providing an abundance of natural light. A shower room with a high line opaque glazed window to the front provides a corner shower enclosure, an inset sink and WC with storage, fully tiled walls and floor. Bedroom three/dining room has a uPVC double glazed window to the front, ceiling coving, a fireplace surround with slate hearth and built-in cupboards with shelving over. Bedroom two is a large double, with a uPVC double glazed window to the front, built-in dressing table and a wraparound wardrobe. The bathroom has two opaque glazed windows to the side and provides a four piece suite comprising a panelled bath with shower attachment over, inset sink and WC with storage and a separate shower cubicle, a built-in cupboard and part tiled walls.

The master bedroom has two double built-in wardrobes, dressing table and drawers, and a large uPVC double glazed window to overlooking the rear garden. The sitting room has an open fire with tiled hearth and surround, ceiling coving and sliding patio doors into the conservatory, which is of brick and uPVC construction with double patio doors leading out onto the garden. The kitchen has a good range of oak eye and base level units, glazed display cabinets, roll edge preparation surfaces, tiled splashbacks, an inset stainless steel sink and drainer unit with mixer tap and uPVC double glazed window above overlooking the rear garden. There is an integrated Whirlpool double oven with Zanussi four-ring electric hob and Bosch stainless steel extractor fan above, space for a dishwasher and under unit fridge, space for a dining table and access to a separate pantry with further white appliance space.

Outside

The property enjoys a lawned frontage with floral borders and a driveway providing off street car standing for five vehicles and giving access to the double garage, having an electric double door to the front, light and power. A utility room off the garage provides a sink with drainer, plumbing for a washing machine and tumble dryer. There is also an outdoor WC. To the rear of the property are beautiful gardens with a shaped lawned area, a paved patio entertaining with a feature pond, planted borders and shrubs. a pergola, summerhouse and two sheds.





Tenure: Freehold
Local Authority: Leicester City Council
Tax Band: F

Listed Status: None.
Conservation Area: No.

Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: ADSL, speed unknown.
Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Flooding issues in the last 5 years: None our Clients are aware of.
Accessibility: The property is two-storey, no accessibility modifications made.
Planning issues: None our Clients are aware of.

Satnav Information

The property's postcode is LE5 6DL, and house number 5.









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

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437

jamesselicks.com



Important Notice
 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.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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

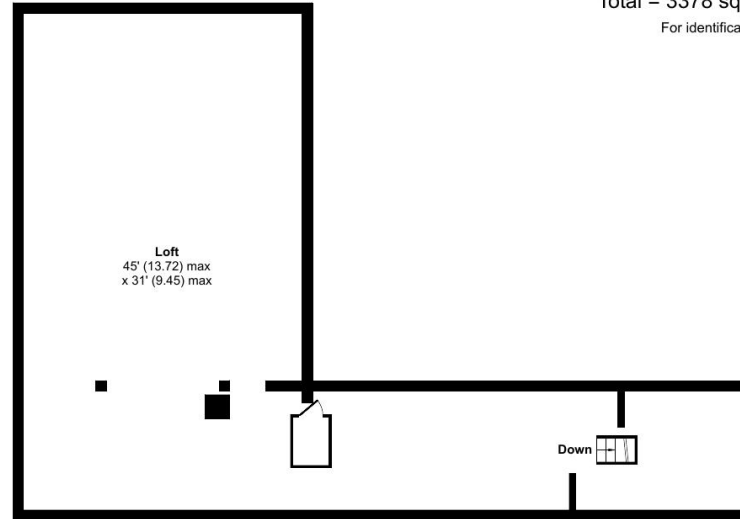
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



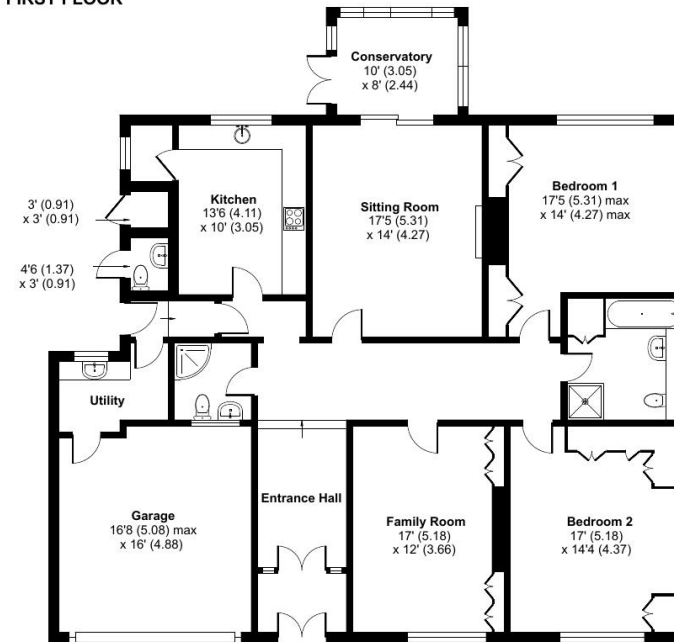
Hawthorne Drive, Evington, Leicester, LE5

Approximate Area = 3090 sq ft / 287 sq m
 Garage = 264 sq ft / 24.5 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 3378 sq ft / 313.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1165260

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

