

# JAMES SELICKS

14 LINDRICK DRIVE

EVINGTON  
LEICESTER LE5 5UH

GUIDE PRICE: £595,000





A stunning and fully refurbished, four bedroom detached family home thought suitable for further extensions, with expired planning permission granted for a two-storey extension.

All furnishings, fixtures and fittings (including TV's, white appliances, sofas, table & chairs) are available at the asking price.

Porch • entrance hall • cloakroom • sitting room • dining room • kitchen • utility room • four bedrooms • refitted shower room • lawned front and side gardens • block paved driveway • double garage • rear lawned gardens • several entertaining areas • EPC - tbc

#### Location

One of Leicester's most sought-after residential areas, Evington lies approximately two miles south east of the city centre, professional quarters and railway station offering mainline access to London St Pancras in just over an hour. Local shopping can be found in the village or nearby Oadby, plus at the fashionable Allandale Road/Francis Street shopping parades in Stonegate. Excellent schooling is available within the area including Evington Valley, Linden & Mayflower Primaries, the Leicester Islamic Academy, Gartree & Beauchamp Colleges.

#### Accommodation

This beautifully presented property is entered via a uPVC front door with windows either side into a porch with tiled flooring and an inner door leading to the elegant entrance hall, having Parquet style flooring, housing the staircase to the first floor and a useful ground floor cloakroom with a white two piece suite. The generous sitting room enjoys an abundance of natural light by virtue of full height windows to the front elevation and has a feature limestone fireplace surround with an inset contemporary electric flame effect fire, a feature brick chimneybreast and part panelled walls. Double doors lead into the dining room, a bright space with spotlights, tiled cushioned flooring with underfloor heating, and double doors leading onto the raised, decked seating area.

The stunning kitchen boasts an excellent range of striking eye and base level units and drawers with ample preparation surfaces, further glazed display cabinets and a polycarbonate sink with mixer tap and window above, overlooking the garden. Integrated appliances include a stainless steel oven and further micro-combi oven, dishwasher, fridge-freezer and a four-ring gas hob with tiled splashback and stainless steel extractor unit over. There are spotlights and feature lighting, a "school style" radiator, a built-in pantry cupboard, and tiled flooring with underfloor heating. The utility room provides a good range of base level units with a wooden worktop, space and plumbing for a washing machine and condenser dryer, tiled flooring, windows and a door to the garden and access to the garage.

The first floor landing has a window to the side and gives access to four bedrooms, all with high quality built-in wardrobes and cupboards (one currently a superb dressing room, with an extensive range of fitted wardrobes, a vanity table with quartz top, cupboards and drawers). The recently refitted shower room has a window to the side and boasts a three piece suite comprising an enclosed WC and wash hand basin with cupboards beneath, a double shower cubicle with fixed and flexible shower heads, inset ceiling spotlights, a contemporary high-level radiator, part tiled walls and tiled floor.





### Outside

To the front and side of the property are lawned gardens and a block paved driveway providing car standing for two vehicles and access to a fully automated double garage with a remote operated electric door and racking. To the rear is a raised, composite decked seating area with inset lighting, a shaped lawned garden with mature planting, trees and shrubs, a further patio entertaining area to the side, fenced and walled boundaries.

### Please Note

The property benefits from brand new windows and exterior doors (with 25-year warranty). New internal doors and radiators throughout. Fully electric automated blinds in each room with a hub and remotes. A full CCTV system with 6 cameras and night vision, accessible on App plus all TV's within the house. Nest home heating system with control panel. All data cabling and wiring hidden with walls. A Vaillant combination boiler with tank. Full outdoor lighting system on automation. Fire & Burglar alarm systems with App integration.

**Tenure:** Freehold

**Local Authority:** Leicester City Council, **Tax Band:** D

**Conservation Area:** None.

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

**Broadband delivered to the property:** Fibre & Cable, BT & Virgin, 900mbps.

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

**Accessibility issues :** Two-storey property, no accessibility modifications made.

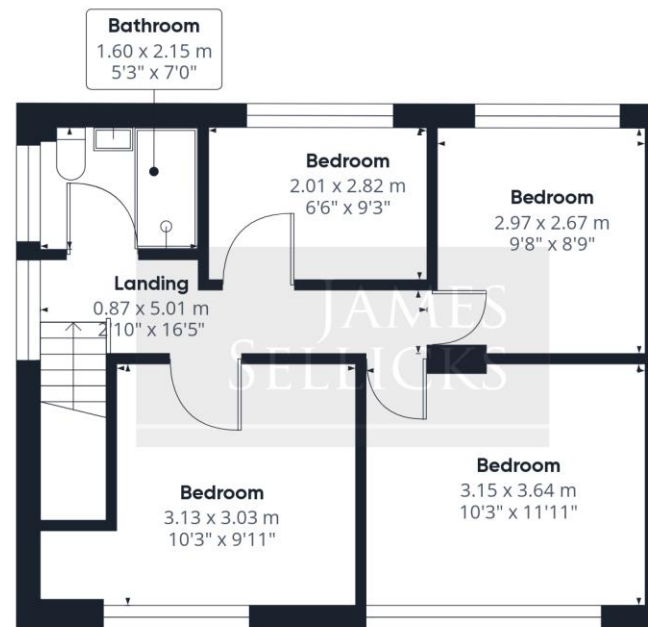
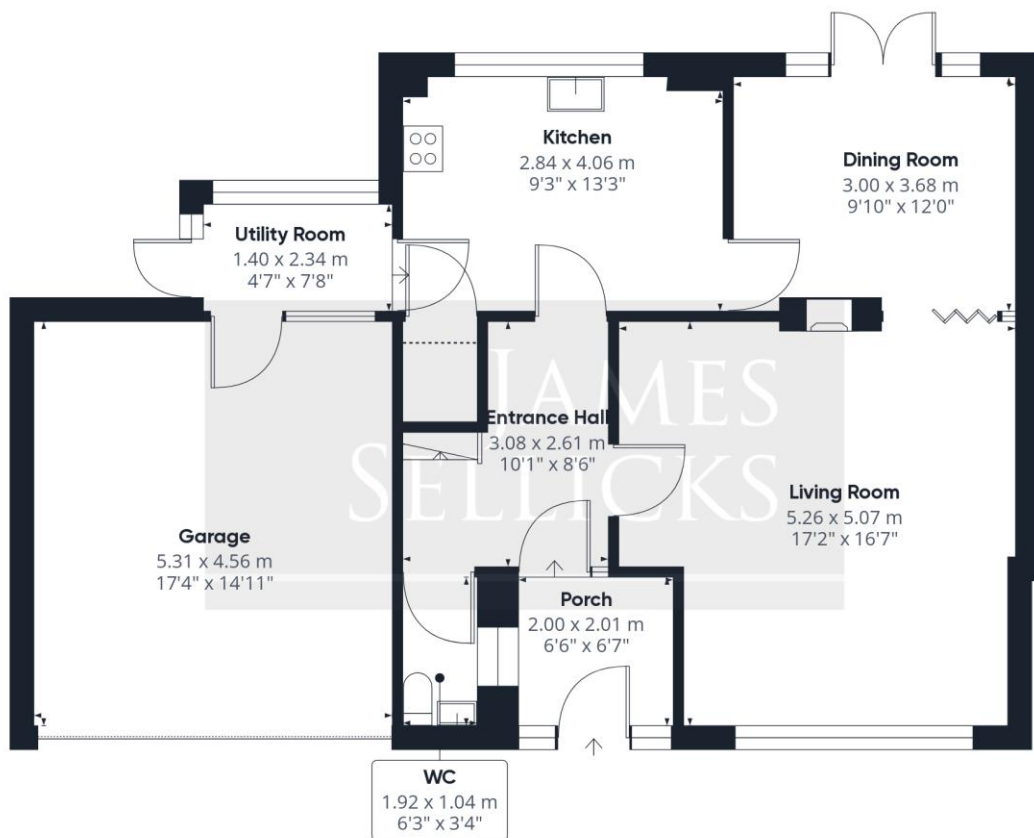
**Planning:** Permission was previously granted for a two-storey extension (now expired).

**Wayleaves, Rights of Way & Covenants:** Nothing unusual that our Clients are aware of.









**Approximate total area<sup>(1)</sup>**

134.31 m<sup>2</sup>  
1445.7 ft<sup>2</sup>

(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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#### Important Notice

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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.

