

JAMES SELICKS

43 JELICOE ROAD

EVINGTON, LEICESTER
LE5 4FP

GUIDE PRICE: £375,000



An attractive three bedroom semi-detached house located within the desirable area of Evington; a blank canvas for a buyer to create a fantastic family home.

Hallway • cloakroom • through lounge/dining room • dining kitchen • utility/pantry • three bedrooms • bathroom • driveway • tandem single garage • lawned rear gardens • uPVC double glazing • EPC - D

Location

Jellicoe Road is in the popular east Leicester suburb of Evington, giving excellent access to the professional quarters and the mainline railway station along with local day-to-day shopping found along the nearby Evington Lane.

Accommodation

The property is entered via a brick arched doorway with a uPVC and glazed front door into a spacious hallway with and an opaque glazed window to the side, wood laminate effect flooring, housing the staircase to the first floor with a storage cupboard and useful cloakroom with a two piece suite beneath

The through lounge/dining room is a lovely size, with a bay window to the front, a feature radiator and sliding patio doors leading into the dining kitchen, with ceiling spotlights and tile effect line flooring throughout. The kitchen area boasts a good range of wood effect eye and base level units and drawers, black roll edge preparation surfaces and tiled splashbacks, a stainless steel sink and drainer unit with a Lamona mixer tap and window above overlooking the garden. There is a Lamona stainless steel oven with a Lamona five-ring gas hob and stainless steel extractor unit above, space and plumbing for a washing machine or dishwasher. The dining area has French doors leading onto the patio entertaining area.

To the first floor is a landing with an opaque glazed window to the side and loft access. The principal bedroom has a window to the rear and a range of built-in wardrobes. Bedroom two is also a double, with a bay window to the front and double built-in wardrobes. The third bedroom has a window to the front and an overstairs storage cupboard. The family bathroom has an opaque glazed window and provides a three piece suite comprising an enclosed WC, a wash hand basin with storage beneath, a shaped bath with glazed shower screen and shower over, a heated chine towel rail, fully tiled walls and tiled flooring.

Outside

The property has a walled, paved frontage and a shared driveway providing off street car standing and access to a tandem, single garage with power and lights, a uPVC window and door. Gated access leads to the large rear garden, with a patio entertaining area, a lawned area and a paved path to a further paved area behind the garage with mature trees and fenced borders.

Tenure: Freehold. **Conservation Area:** None.

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

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

Broadband delivered to the property: Fibre, 350mbps.

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

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

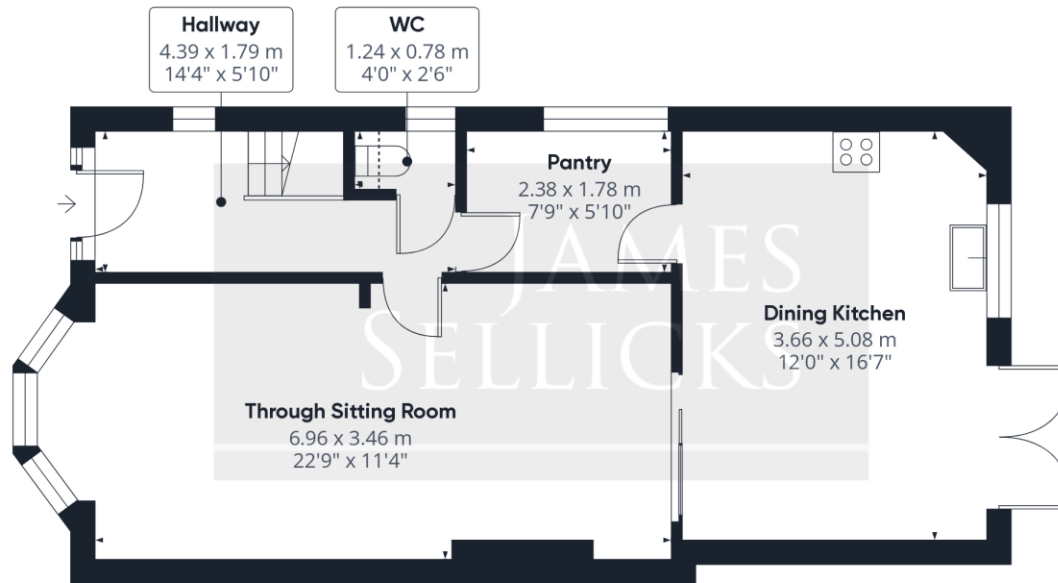
Accessibility: Two-Storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.

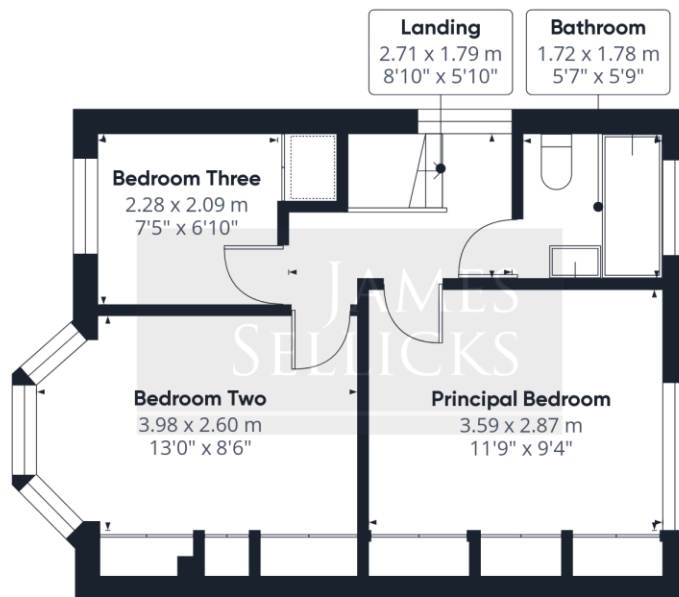




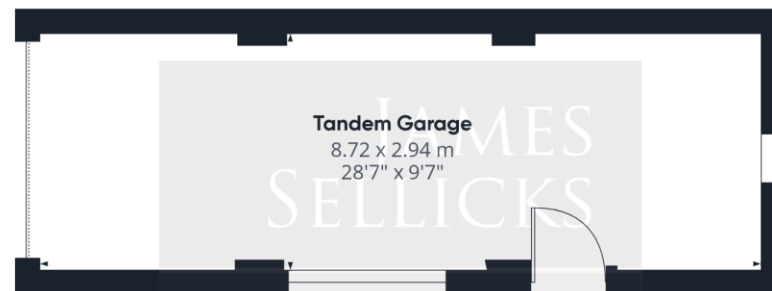




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

117.03 m²

1259.7 ft²

Reduced headroom

0.21 m²

2.22 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

