

# JAMES SELICKS

6 SUSAN AVENUE

EVINGTON  
LEICESTER LE5 6GF

GUIDE PRICE: £550,000





A stunning and beautifully styled, five bedroom detached family home, meticulously upgraded by the present owners with CCTV cameras and predominant underfloor heating to the majority of the ground floor, located just off Whitehall Road, providing convenient access to Evington village.

Canopy porch • entrance hall • ground floor shower room • sitting room • conservatory • dining room • stunning breakfast kitchen • utility room • five bedrooms • family bathroom • driveway • shaped lawned rear gardens • EPC - C

#### Location

Susan Avenue is located east of the city, just off Spencefield Lane in the popular and leafy suburb of Evington, providing excellent access to the professional quarters and mainline railway station, along with day-to-day shopping facilities found within the village itself.

#### Accommodation

A canopy porch and uPVC double glazed front door lead into an entrance hall housing the stairs to first floor and a fitted mirrored cupboard. A ground floor shower room provides three piece suite comprising low flush WC, a walk-in doorless shower cubicle and wash hand basin. The sitting room has a window to the front, a cast iron log burner with a timber surround, timber mantel and double glazed sliding patio doors leading into the conservatory, is of brick and uPVC construction with doors to the rear. The dining room has a fitted cupboard with a circular sink on a plinth.

The breakfast kitchen boasts a good range of grey urban gloss fronted eye and base level units and preparation surfaces, a polycarbonate sink with mixer tap over, breakfast bar, Neff double oven and microwave, five-ring gas hob with canopy extractor over, integrated dishwasher and fridge-freezer, a window to the front and is open to a utility area providing a range of grey urban gloss fronted units, a polycarbonate sink with mixer tap, integrated washing machine and freezer, a uPVC double glazed window to the rear and a door to side.

A staircase with a glazed balustrade leads to the first floor landing which has a UPVC double glazed window to front elevation. The master bedroom has a UPVC double glazed window to the rear elevation. The four further bedrooms each have UPVC double glazed windows. The bathroom has a white three piece comprising a high flush WC, pedestal wash hand basin, a roll edge freestanding bath telephone style shower attachment over, radiator/chrome heated towel rail and a UPVC double glazed window to the rear elevation.

#### Outside

To the front of the property is a block paved driveway. To the rear of the property are shaped lawned gardens with paved patio areas and a timber shed behind the garage which is fence lined as well nice mature trees very good size.

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

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

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

**Broadband delivered to the property:** Fibre, speed unknown.

**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.















**6 Susan Avenue, Evington, Leicester LE5 6GF**

**Total Approximate Gross Internal Floor Area = 1372 SQ FT / 127 SQ M**

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

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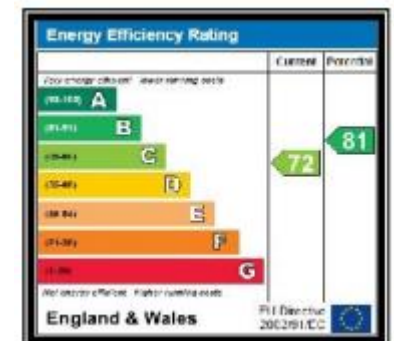
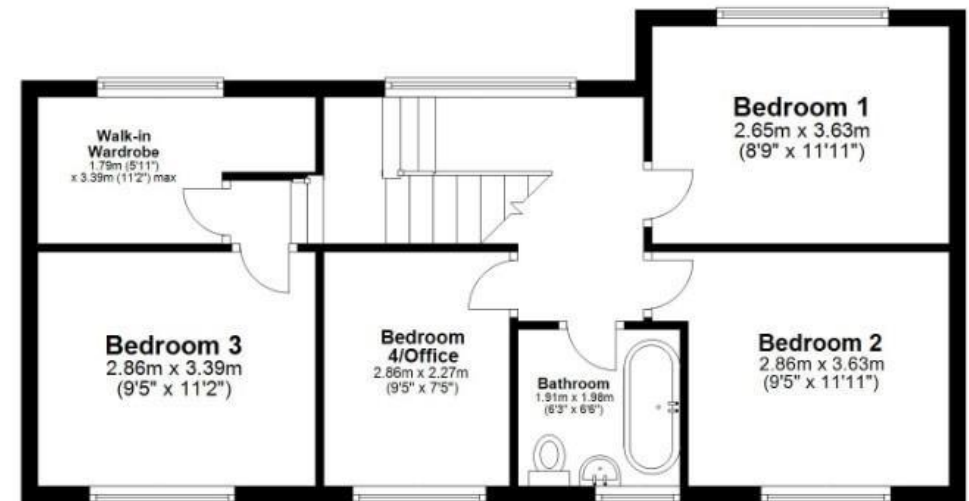
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#### Important Notice

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

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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.

