

JAMES SELICKS

8 SUMMERLEA ROAD

EVINGTON, LEICESTER
LE5 2GF

GUIDE PRICE: £575,000



A beautifully extended and immaculately presented five bedroom detached family home offering spacious and versatile accommodation. Situated in a sought-after residential area, this lovely property offers multiple reception rooms, high specification finishes, and is set on a generous plot with attractive rear gardens and a block paved driveway.

Entrance hall • sitting/dining room • family room • kitchen • cloakroom • five bedrooms • two bathrooms • driveway • attractive gardens • EPC - C

Location

Summerlea 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

A smart composite front door leads into a spacious entrance hall with wood laminate effect flooring, housing the staircase to the first floor with a useful understairs storage cupboard beneath. The sitting/dining room is a generous through reception room with wood laminate effect flooring throughout, enjoying an abundance of natural light by virtue of a bay window to the front, a Velux rooflight and French doors with windows either side opening onto the patio entertaining area. A flexible second living space comes in the form of the family room, with a window to the front, wood laminate effect flooring and a built-in storage cupboard.

The superb kitchen is fitted with an excellent range of oak effect eye and base level units and drawers with quartz preparation surfaces, tiled splashbacks and an undermounted sink with a mixer tap and window above overlooking the rear garden. Integrated appliances include a Belling double oven, five-ring gas hob with canopy extractor unit over and a dishwasher. There is also a handy pantry cupboard, inset ceiling spotlights, tiled flooring throughout and a Velux rooflight providing further light. An inner hall gives access to the ground floor cloakroom with a modern two-piece and a utility room providing matching units, plumbing for an automatic washing machine, and housing the Worcester combination boiler.

The first floor landing houses the airing cupboard. The master bedroom has a bay window to the front and boasts a superb range of built-in furniture including wardrobes, bedside units and a vanity unit. Bedroom two has a window to the rear and built-in wardrobes. A luxury, fully tiled family bathroom provides a white three piece suite comprising a low flush WC, inset sink with cupboards and drawers beneath, a double shower cubicle, and a chrome heated towel rail. There are three further bedrooms and an additional shower room with a three piece suite.

Outside

To the front is a block paved driveway providing ample off street parking with partial hedged screening. Gated side access leads to a substantial, tiered garden, with a raised and enclosed entertaining area adjacent to the house, a lawn with hedged and tree'd borders, and a further decked seating area to the rear.

Tenure: Freehold

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: Fibre, 281 mbps

Wayleaves, Rights of Way & Covenants: Residential use only.

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

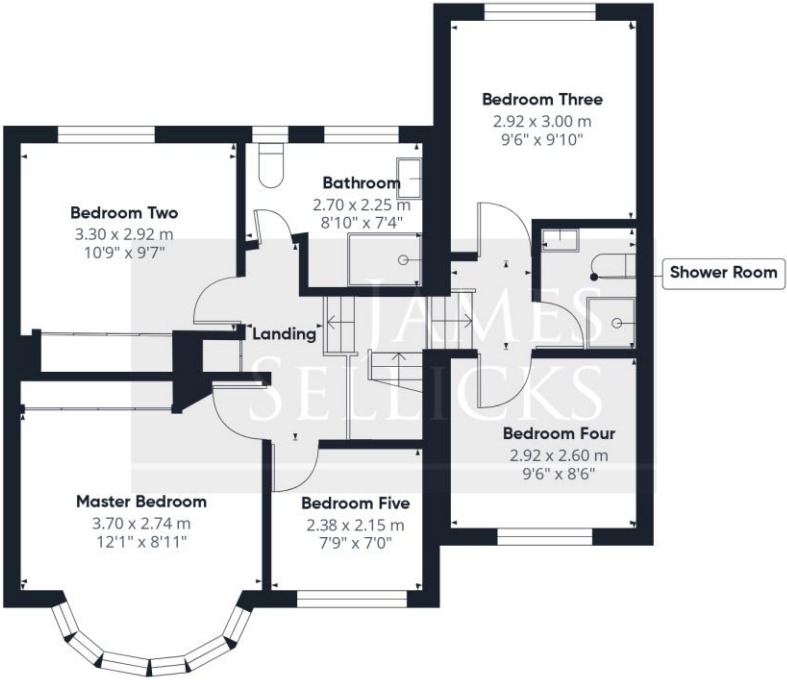
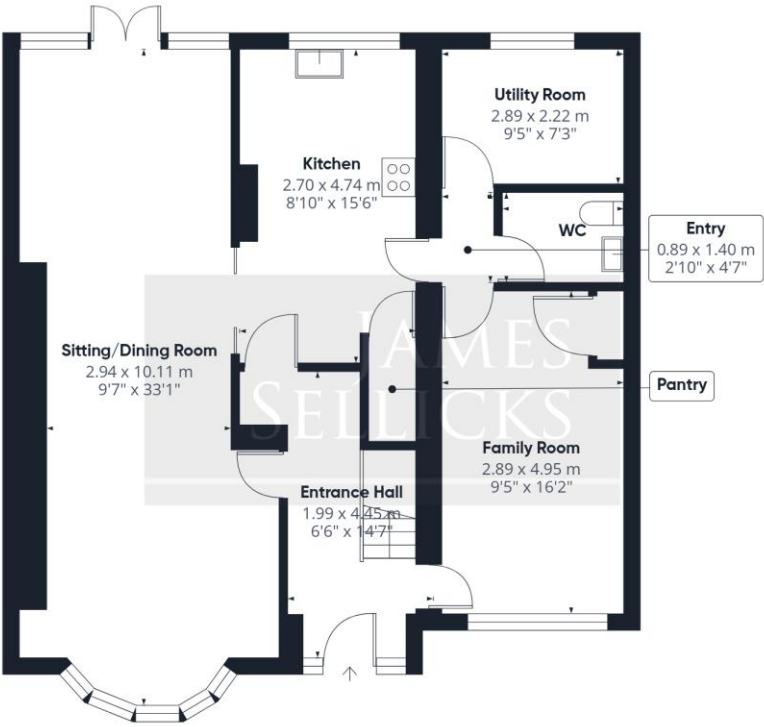
Accessibility: Two-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.

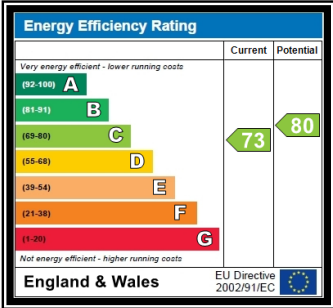








Approximate total area⁽¹⁾
150.9 m²
1621 ft²



(1) Excluding balconies and terraces

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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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.

