

# JAMES SELICKS

208 EVINGTON ROAD

EVINGTON, LEICESTER, LE2 1HN

GUIDE PRICE £475,000





This spacious four-bedroom semi-detached home located in a popular and sought-after area, offers fantastic potential for modernisation. Boasting generous proportions throughout, the property has been extended to include two reception rooms plus a conservatory, along with two bathrooms for added convenience. While it would benefit from updating, its great size and flexible layout make it an ideal opportunity for families or buyers looking to add their own personal touch.

Porch • entrance hall • cloakroom • two reception rooms • kitchen • conservatory • four bedrooms • bathroom • parking • lawned rear garden • covered area • shed • greenhouse • games room (converted garage) • EPC - D

#### Location

Evington is conveniently located offering shopping facilities on the Evington Lane catering for most day-to-day needs, along with local schooling and excellent access to the professional quarters of the city and the mainline railway station.

#### Accommodation

A uPVC front door leads into a porch with tiled flooring and a wooden inner door into the spacious entrance hall, with wooden flooring, housing the stairs to the first floor with a useful cloakroom beneath and providing access to the side of the house via a uPVC door. The front reception room has laminate flooring, ceiling coving, a bay window to the front, a vertical radiator and a feature inset gas living flame effect fire with wooden surround, marble hearth and back. Double doors lead into the rear reception room, with an inset gas living flame effect fire with wooden surround, marble hearth and back, ceiling coving, a vertical radiator, an open archway to the kitchen and sliding uPVC doors opening into the conservatory.

The kitchen features a good range of eye and base level units and drawers with blue roll edge worktops with tiled splashbacks, a stainless steel sink with a mixer tap and window above. Integrated appliances include a Hotpoint washing machine and dishwasher and an AEG oven with five-ring gas hob and stainless steel splashback and extractor unit over. There are also glazed display cabinets, inset ceiling spotlights, tiled flooring throughout and a further window to the side elevation. The conservatory is of brick and uPVC construction and has tiled flooring, a ceiling fan and French doors opening onto the decked entertaining area and garden.

The first floor landing has a window to the side and provides loft access. The spacious master bedroom has laminate flooring, picture rail, inset ceiling spotlights and a bay window to the front and boasts an excellent range of built-in double wardrobes with cupboards above. Bedroom two is also a double, with laminate flooring, a window to the rear elevation and two built-in double wardrobes with cupboards over. Bedroom three has laminate flooring, a window to the rear and houses a tiled shower cubicle with an electric shower. Bedroom four has laminate flooring and a window to the front. The family bathroom has two opaque glazed side windows and provides a white three piece suite comprising a 'P' shaped Jacuzzi bath with shower and screen, a wash hand basin with storage beneath and a low flush WC. the room is part tiled with laminate flooring and a chrome heated towel rail.







### Outside

The front of the property offers parking for two vehicles and is enclosed by a low level wall. The former garage has been converted (planning permission status unknown) and is currently used as a games room, with laminate flooring, two side windows and a bathroom to the rear with a bath, sink, and toilet. This space has excellent potential to be converted into an annexe (subject to the necessary planning consents). The rear garden is mainly laid to lawn, with a raised, decked entertaining area adjacent to the conservatory and an additional paved patio area to the side. There is also a further covered seating area, a separate shed and a greenhouse.

**Tenure:** Freehold

**Local Authority:** Leicester City Council

**Tax Band:** D

**Listed Status:** None.

**Conservation Area:** None.

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

**Broadband delivered to the property:** Unknown.

**Non-standard construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** Yes, more information on request.

**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.







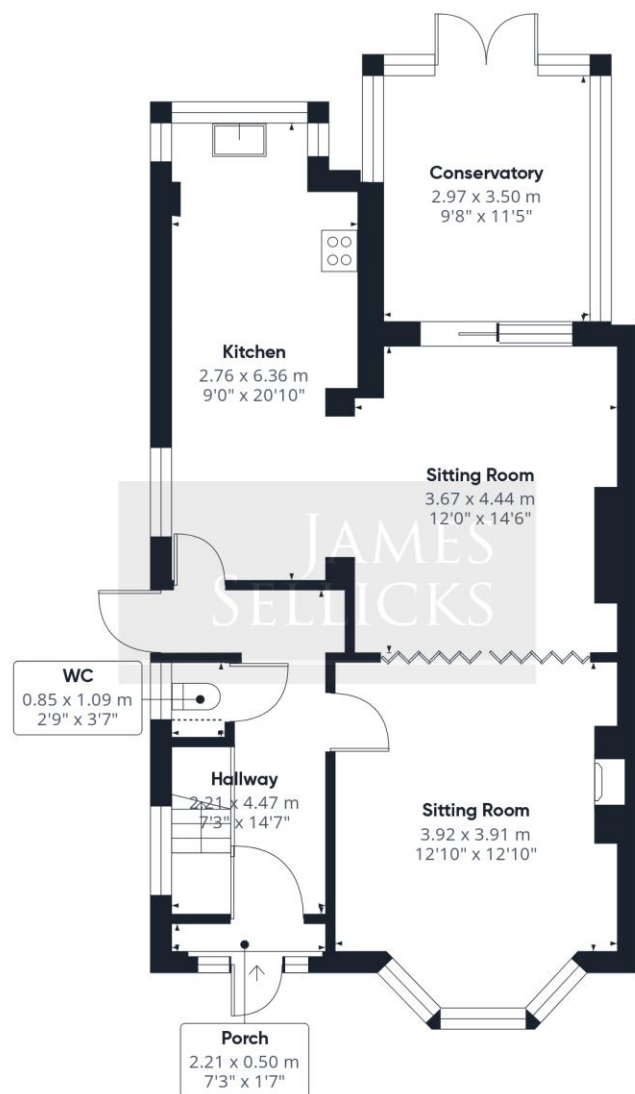




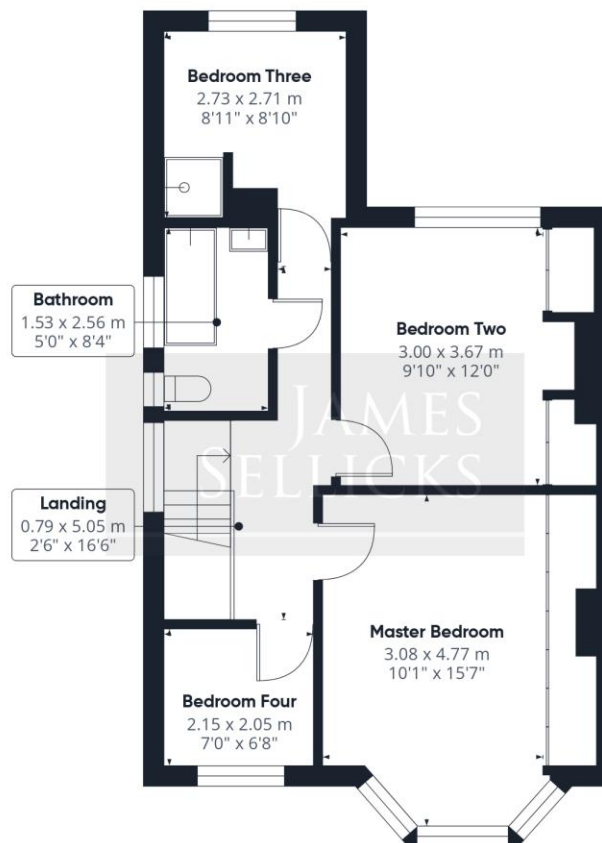








Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

157.4 m<sup>2</sup>

1695 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

