

53 SPENCEFIELD LANE
EVINGTON, LEICESTER, LE5 6HH
GUIDE PRICE £795,000



JAMES
SELICKS

A stunning, architect designed and built detached bungalow offering spacious and stylish accommodation tucked away off a private drive off this eminent road typified by its quality of property. The home provides a tranquil setting with magnificent mature gardens.

Porch • entrance hall open to reception and dining room • fitted kitchen • sitting room • studio • study • utility • shower room • cellar • three double bedrooms • two ensuite bathrooms • large driveway • double garage • enclosed side and rear gardens • EPC - C

Location

Long regarded as one of the County's most prestigious residential addresses for its elegant housing stock and leafy surroundings, Evington offers the perfect balance of tranquillity and convenience, with a range of local shops and leisure amenities, Leicester city centre, the professional quarters and an excellent choice of schools within easy reach. The nearby A47 opens the gateway to some of Leicestershire's most scenic countryside.

Accommodation

A contemporary entrance porch with a vaulted ceiling leads into the well-planned interior which is arranged around a welcoming reception hall, filled with natural light and accented by distinctive tiled flooring, glass block wall creating a bright and inviting introduction to the home. From here, the accommodation flows effortlessly into a spacious sitting room, a versatile study and a superb open-plan kitchen and dining area. The kitchen itself is fitted with an extensive range of sleek white Poggenpohl cabinets and integrated appliances, complemented by ample worktop space and a practical breakfast peninsula. Full-height glazing and patio doors open the dining area to the gardens beyond, offering a delightful setting for family meals or entertaining. A useful utility room just off the kitchen, ensures practicality.

The principal bedroom features a modern en-suite bathroom with a striking marble surround with an inset bath tub. Two additional well-proportioned bedrooms offer flexible accommodation for guests or family, one of which is supported by a beautifully finished en-suite bathroom, with the other having a separate shower room in a clean, bright scheme, each offering comfort and contemporary style.

Outside

Accessed via a private lane off Spencefield Lane, a large block paved driveway provides ample parking and access to a large double garage. The gardens are mature, private, and gently landscaped with a garden shed behind the garage, a tranquil backdrop for outdoor living and entertaining with a paved patio area for relaxation. Complementing the greenery are well maintained flowerbeds and a delightful blend of lawn and mature planting including vegetable areas and fruit trees, providing year round interest.

Tenure: Freehold. **Local Authority:** Leicester City Council, **Tax Band:** G

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: Fibre, 35mbps.

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

Accessibility: Grab rails near front door and shower room, also shower seat.

Planning issues: None our Clients are Aware of.

Security: There is a fitted alarm system with additional internal and external security cameras.

Wayleaves, Rights of Way & Covenants: The property includes ownership of the driveway to the two neighbouring properties with shared access and maintenance between the three properties at approximately £200 to 300 per annum each.

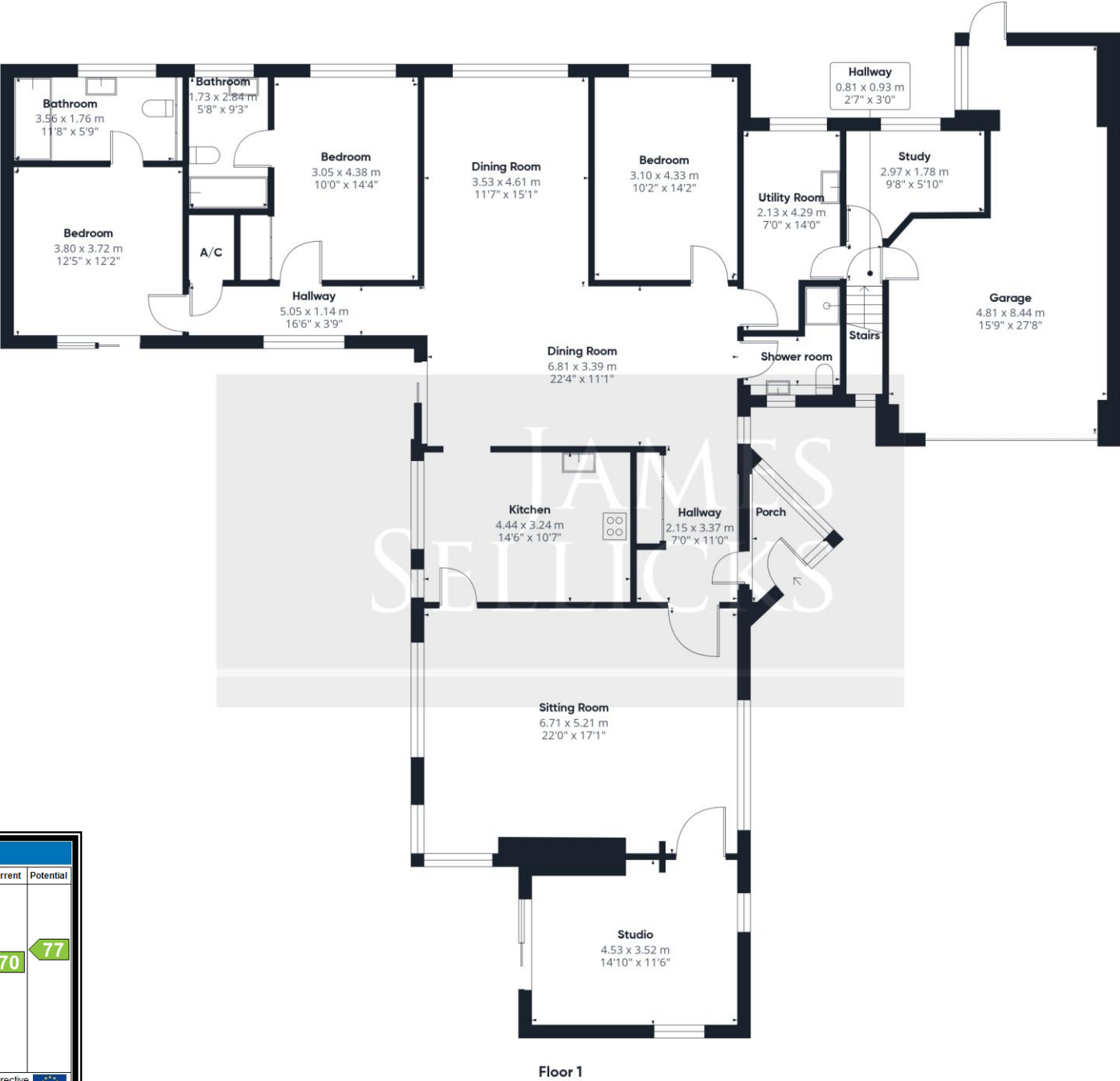












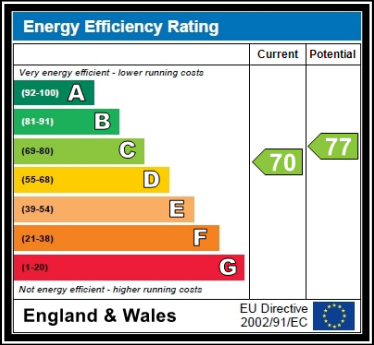
Approximate total area⁽¹⁾

235 m²
2531 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

