



Mickleton Drive, Leicester, LE5 6GD



# Property Description

Welcome to Mickleton Drive, a delightful 1930s-built semi-detached home situated in the highly sought-after Leicester suburb of Evington. Nestled just off the popular Spencefield Lane, this property enjoys a prime location with easy access to an array of amenities, including well-regarded schools, shops, restaurants, supermarkets, places of worship, and major transport links.

Upon entering, you are welcomed into a bright and inviting hallway that leads to two generously sized reception rooms and an extended breakfast kitchen. The primary lounge, positioned at the front of the home, boasts charming period features such as a bay window and a feature fireplace, creating a warm and relaxing atmosphere for the entire family. The second reception room, currently used as a formal dining space, offers picturesque views over the rear garden and provides versatile options as a secondary sitting room or a children's playroom.

One of the standout features of this home is the beautifully extended, open-plan kitchen and dining area. Thoughtfully designed with a range of wall and base-mounted units, ample storage, and generous workspace, this area serves as the true heart of the home, ideal for both everyday living and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms. The bay-fronted master bedroom benefits from floor-to-ceiling fitted wardrobes, while the second double bedroom enjoys tranquil garden views. The third bedroom is notably larger than average for a home of this style, offering flexibility as either a spacious single bedroom or a dedicated home office. Completing the first floor is a well-appointed four-piece family bathroom.

Externally, the property boasts a substantial and private rear garden, offering a wealth of possibilities. Whether envisioned as a children's play area, a gardener's paradise, or with potential for further extension, this outdoor space is a true highlight of this already highly desirable home.







## Key Features

- Spacious semi-detached home built in the 1930s
- Two generously sized reception rooms
- Open-plan kitchen with a dedicated dining area
- Three well-proportioned bedrooms
- Expansive and private rear garden
- Off-road parking for multiple vehicles
- Modern four-piece family bathroom
- Conveniently located within easy reach of the city centre
- Situated in a highly sought-after area with excellent local amenities
- Potential for further extension (subject to planning permission)

**Offers In The Region Of  
£400,000**









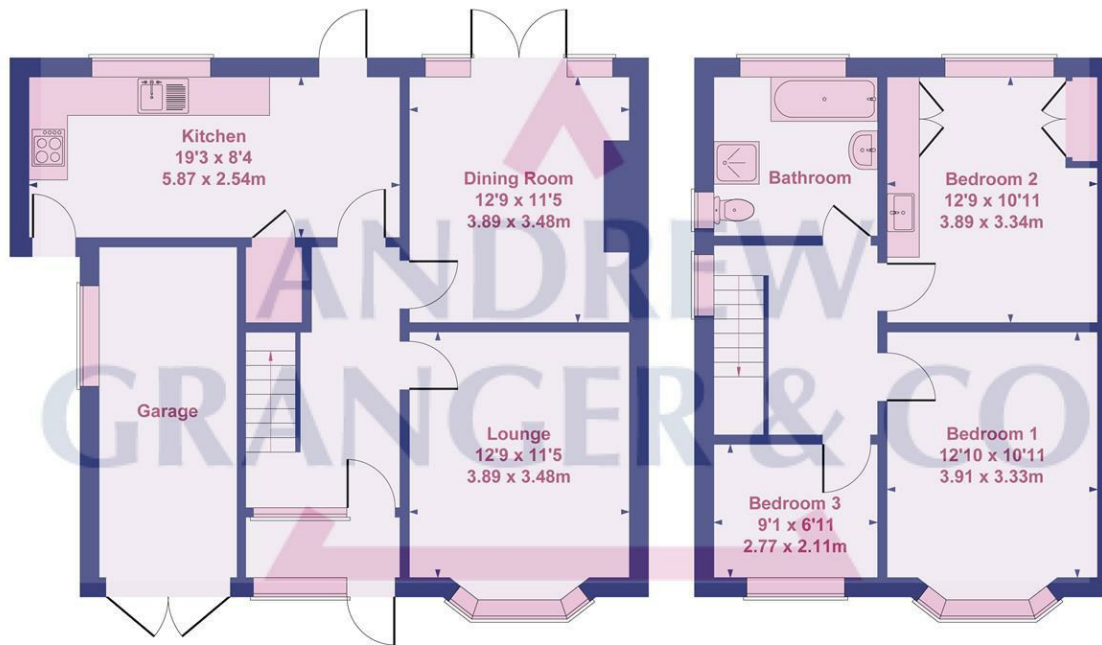






# Floorplan

Approximate Gross Internal Area  
106.0 sq. m. (1142 sq. ft.)



Ground Floor

Floor area 57.4 sq.m. (618 sq.ft.) approx

First Floor

Floor area 48.6 sq.m. (524 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Leicester

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BORLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS