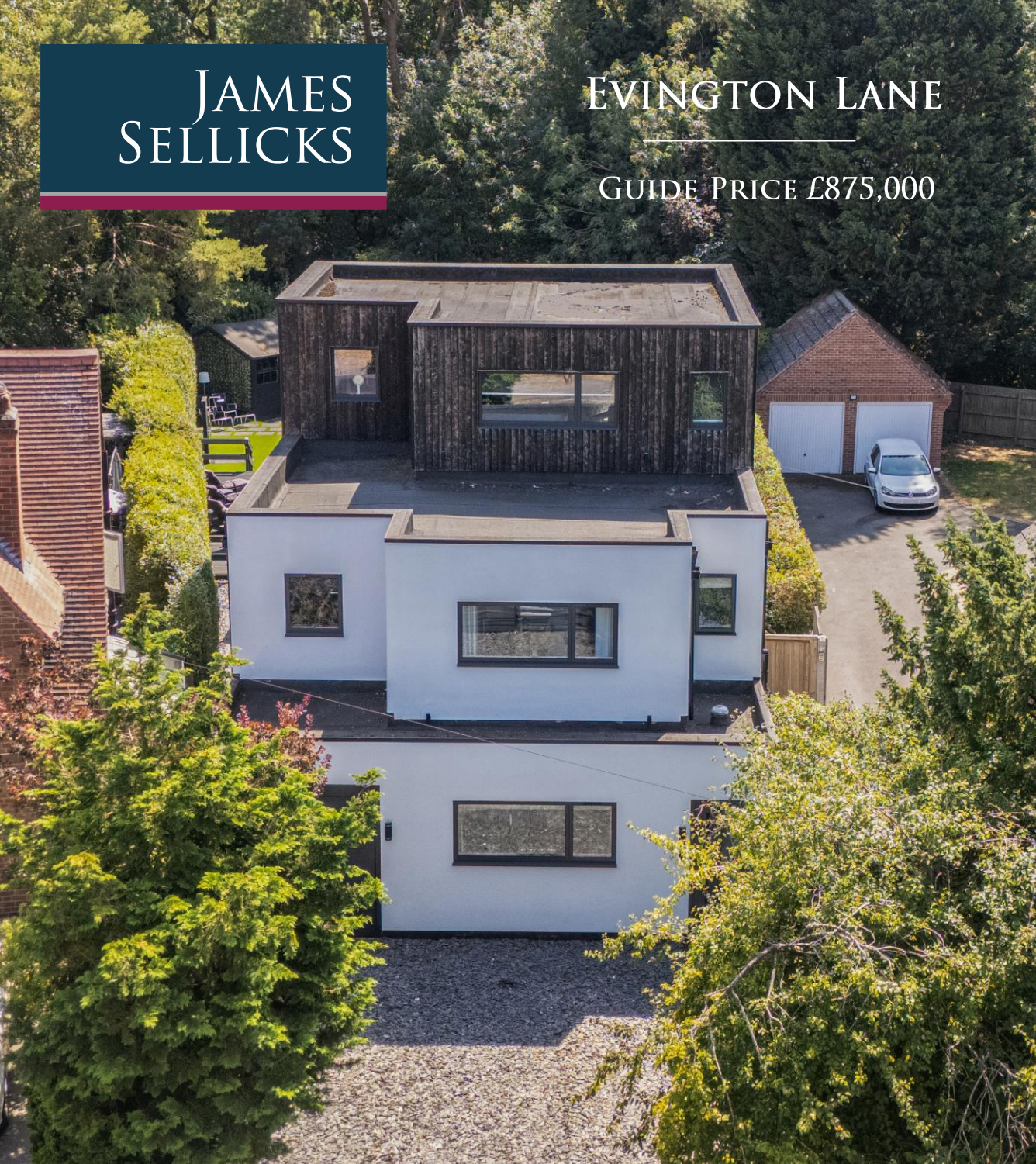


JAMES
SELICKS

EVINGTON LANE

GUIDE PRICE £875,000



An exceptional contemporary family home, designed and built to exacting standards and completed in 2020, occupying a plot of approximately one fifth of an acre in a particularly attractive position backing onto Evington Arboretum.

Arranged over three floors, this striking and highly individual home combines clean architectural lines with an impressive specification and outstanding entertaining spaces, with an enormous amount of thought, investment and attention to detail immediately apparent throughout. From the vast open-plan living kitchen and luxurious principal suite to the remarkable landscaped gardens and dedicated entertainment spaces, this is a spectacular home designed to be enjoyed, with generous, versatile accommodation and an unmistakable sense of occasion.

This property is available at a price of £897,500 to include a substantial package of furniture, fitted blinds, fixtures, fittings, leisure equipment, appliances and integrated entertainment equipment valued at in excess of £50,000. Excellent value for any buyer who would like the house to remain largely as presented and ready to enjoy from day one.

Exceptional contemporary family home • redesigned & redeveloped to exacting standards • underfloor heating extending throughout the ground floor • stunning open-plan living kitchen • four double bedrooms, all with superb bathroom facilities • spectacular and spacious boutique hotel style second-floor principal bedroom suite • gated driveway & integral garage • outstanding landscaped entertaining gardens • home office/gym and private bar • EPC - C

Location

Evington is a highly regarded and well-established suburb ideally placed for convenient access to the professional quarters and mainline railway station. The heart of Evington village offers an excellent range of amenities, including shopping, a post office and parish church, together with popular local schooling. Recreational opportunities are also well catered for, with the attractive open spaces of Evington Park, tennis courts and bowls club close at hand, whilst the highly regarded Leicestershire Golf Club is just a short distance away.

Accommodation

A composite front door opens into an entrance hall and onwards to an inner hallway, where mirrored storage provides useful concealed space and a staircase rises to the upper floors. A useful ground floor cloakroom is fitted with a contemporary two piece suite comprising an enclosed WC and wash hand basin. The office provides a dedicated space for those working from home and incorporates a fitted desk, whilst the separate front reception room offers an elegant contrast to the more expansive open-plan accommodation beyond, with a feature media wall providing a stylish focal point.

Without question, one of the defining features of the house is the magnificent open-plan living kitchen. Created on an impressive scale and flooded with natural light, this outstanding space has been designed equally well for day-to-day family life and large-scale entertaining. The kitchen itself is fitted with an extensive range of sleek grey and white eye and base level units and drawers, complemented by generous preparation surfaces and a substantial central island incorporating further storage. Quartz surfaces are paired with warm hardwood detailing to the breakfast bar, creating a particularly striking contemporary finish. A ceramic undermounted sink with flexible mixer tap over, whilst appliances include a Neff induction hob, CDA twin ovens and an integrated dishwasher, together with space and plumbing for an American-style fridge-freezer. A bespoke booth finished with upholstered seating and padded wall panels, creates an intimate dining area, whilst a dedicated bar adds another superb entertaining feature.







Beyond the kitchen, the room opens seamlessly into an extensive living area, where roof lanterns and wide sliding doors draw an abundance of natural light into the space and provide an excellent connection with the rear garden. The adjoining utility room provides additional base level storage and work surfaces, together with a stainless steel one-and-a-quarter bowl sink, plumbing for a washing machine and a door providing garage access.

The first floor landing gives access to three generous double bedrooms, each benefiting from excellent bathroom facilities. One bedroom features a dedicated dressing area/walk-in wardrobe with open-fronted fitted wardrobes and shelving, together with an en-suite shower room incorporating an enclosed WC, contemporary trough-style wash basin with storage beneath, a generous shower enclosure with fixed and flexible shower fittings and a chrome heated towel rail. The two further bedrooms on this floor are also well appointed, with fitted/open-fronted wardrobe storage and contemporary en-suite or family bathroom facilities, finished in a consistent modern style with quality sanitaryware, generous shower enclosures and chrome heated towel rails. A further staircase rises to the second floor, which is devoted to an impressive, principal bedroom suite. Occupying the upper level of the house, this superb, private retreat provides an extensive bedroom area with a fitted spa bath, a walk-in wardrobe/dressing room and an open-plan en-suite incorporating a large walk-in shower with fixed and flexible shower fittings, twin circular countertop wash basins and an enclosed WC, creating a dramatic suite with the feel of a boutique hotel.

Outside

Electronically operated gates open onto a substantial slate-chipped driveway, providing ample off-road parking and access to an integral single garage. Contemporary rendered elevations, dark-framed windows and contrasting timber-effect cladding give the house a distinctive architectural presence, whilst mature trees provide an attractive backdrop.

The rear garden is quite simply outstanding. Professionally landscaped and conceived specifically with entertaining in mind, it provides a succession of carefully planned outdoor spaces whilst remaining refreshingly easy to maintain. Extensive artificial lawns are interspersed with contemporary pathways, raised and sunken seating areas and substantial composite decking, creating distinct areas in which to dine, relax and entertain throughout the day. A timber pergola defines an impressive outdoor cooking area incorporating a brick-built barbecue and pizza oven, whilst a sunken terrace with firepit provides another superb focal point for entertaining. Further decked terraces offer ample space for outdoor furniture and sun loungers, with mature boundary planting providing a pleasing degree of privacy.

Completing this exceptional outdoor setting is substantial detached ancillary accommodation, currently arranged to provide a home office/gym together with an extraordinary private bar and entertainment space. With bi-folding doors connecting it to the garden, a genuine extension of the home's entertaining accommodation, creating a setting unlike almost anything normally encountered in a residential property.



Tenure: Freehold. **Listed Status:** None. **Conservation Area:** Evington Village.

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

Construction: Believed to be standard, cavity wall.

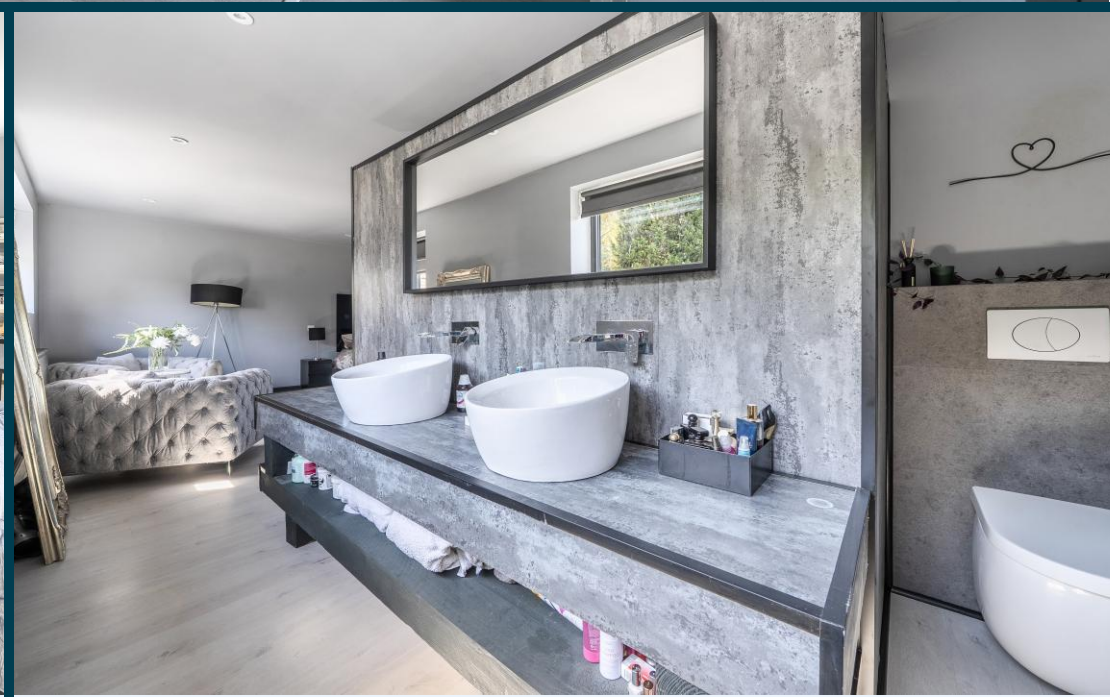
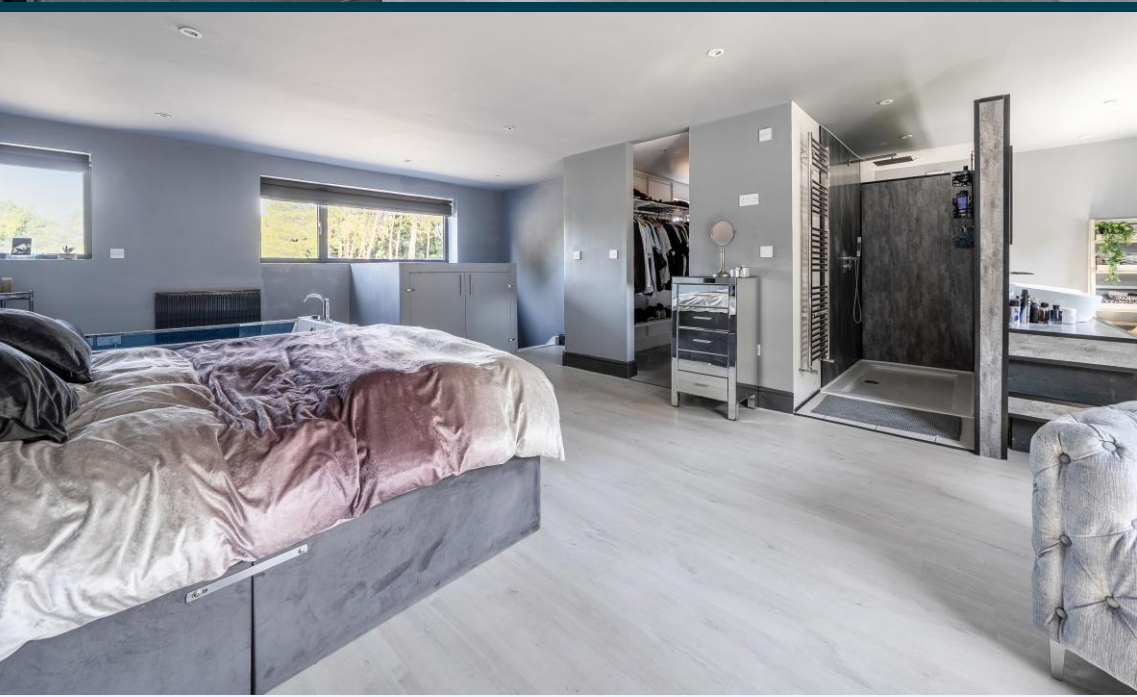
Services: Offered to the market with all mains services, gas-fired central heating & underfloor heating to the ground floor. **Broadband delivered to the property:** Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

Planning issues: None our Clients are aware of. **Accessibility:** None made.







Evington Lane, Leicester, LE5

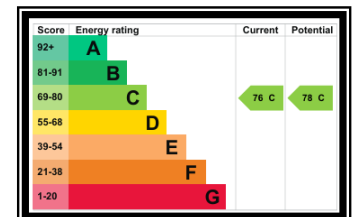
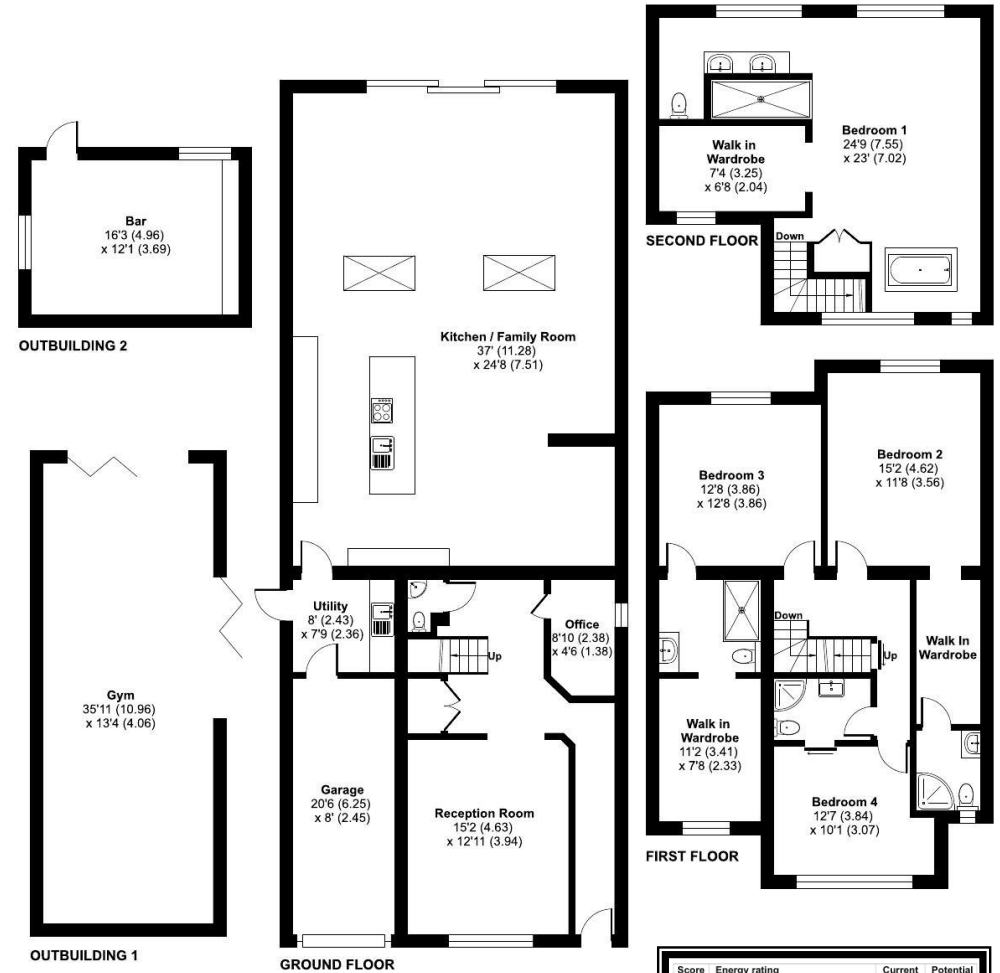
Approximate Area = 2876 sq ft / 267.1 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuildings = 675 sq ft / 62.7 sq m

Total = 3710 sq ft / 344.5 sq m

For identification only - Not to scale



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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.

