



White House Court, Hawthorne Drive

Leicester | LE5 6DL

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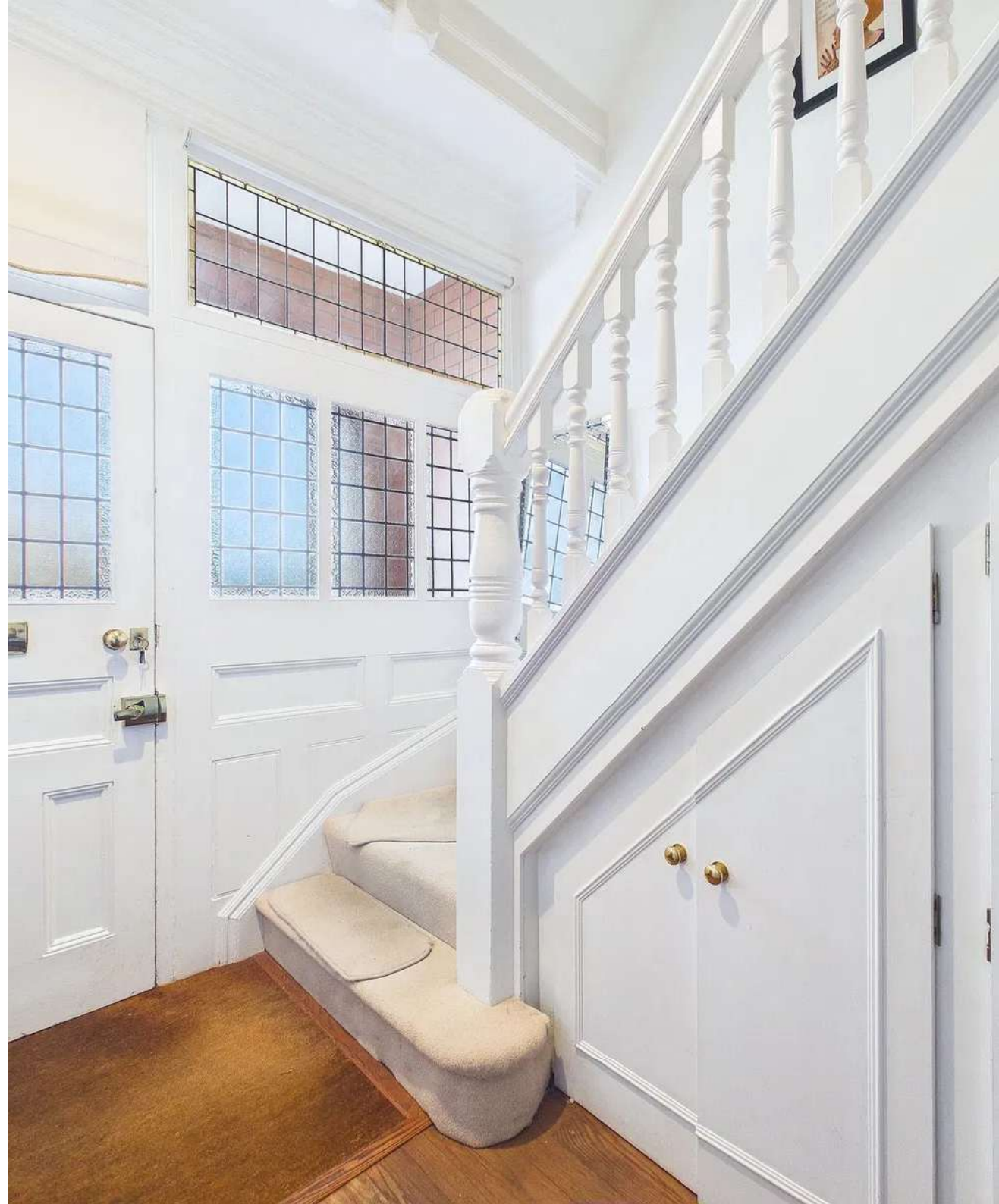
WHITE HOUSE COURT

On offer is this larger than average three bedroom apartment, with own entrance, spanning over 1600 sqft over three floors within the heart of LE5's most sought after locations.

FIRST IMPRESSIONS

Situated on the highly regarded and peaceful Hawthorne Drive, just off Evington Lane in the ever-popular suburb of Evington, this exceptional duplex apartment forms part of an elegant Edwardian conversion and presents a rare opportunity to acquire a substantial and characterful home. Occupying the largest footprint within the development, the property showcases a wonderful blend of period charm and modern living, with high ceilings, leaded doors and windows, and tasteful décor throughout.

The accommodation is arranged over three floors and is entered via a welcoming entrance hall, featuring an attractive leaded glazed door, oak flooring, decorative coving, a dado rail, inset ceiling lighting and a useful understairs storage cupboard. Stairs rise to the first floor, where the main living accommodation is located.





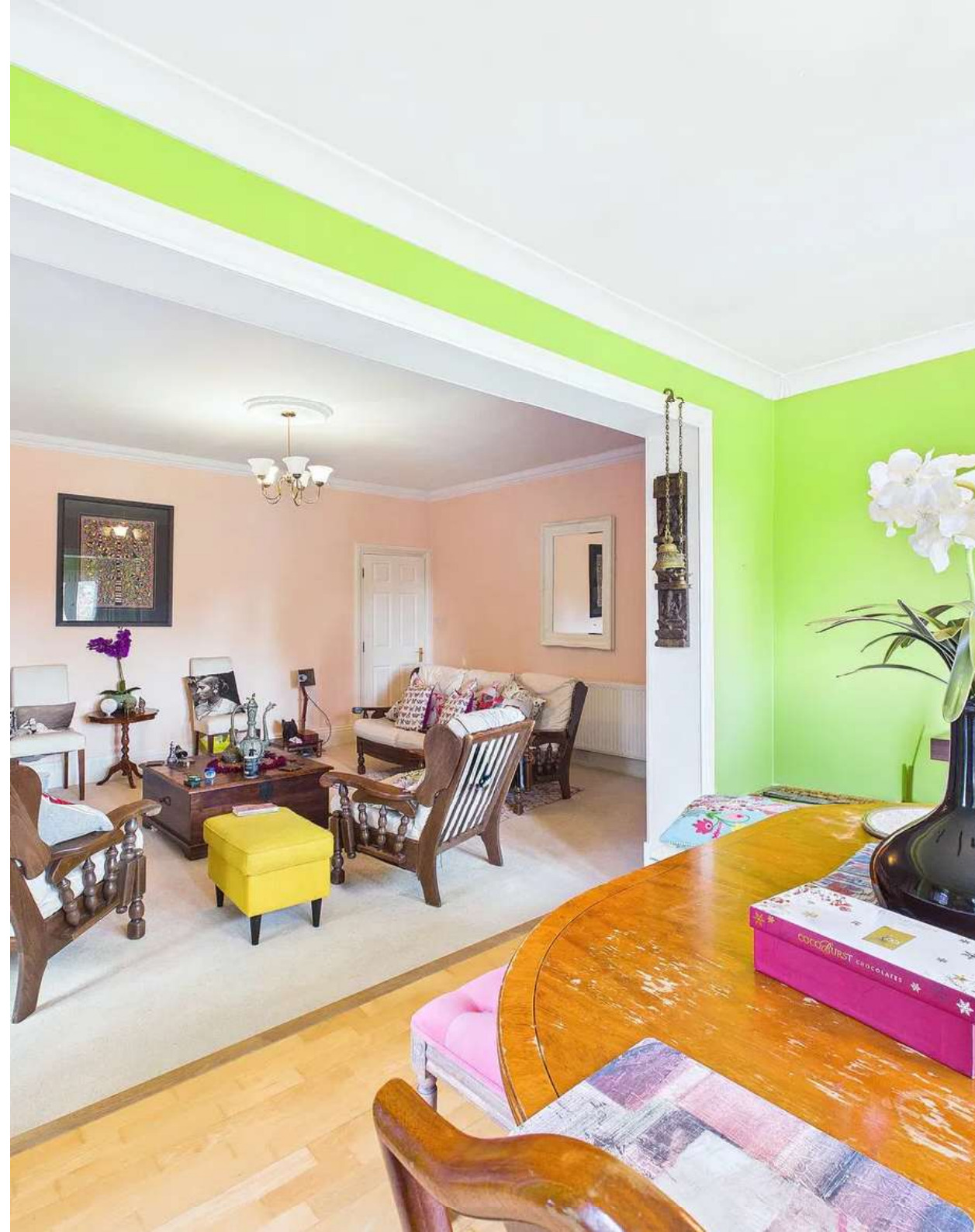






The first floor opens into a particularly impressive and light-filled open plan lounge and dining area. French doors to the front elevation lead out onto a balcony, providing pleasant views over the communal grounds and allowing natural light to flood the space. The lounge area is centred around an elegant chimney breast with a living flame gas fire, creating a cosy focal point, while decorative coving and a ceiling rose add to the period feel. The dining area enjoys an open aspect from the lounge and benefits from windows to the side and rear, along with French doors opening onto a Juliet balcony, enhancing both light and ventilation.

The breakfast kitchen is both stylish and functional, fitted with a range of wall and base units complemented by work surfaces and partly tiled walls. It includes a stainless steel sink and drainer, an inset gas hob with extractor hood, oven, and integrated appliances including a dishwasher and fridge freezer, with additional space and plumbing for a washing machine. A partially glazed ceiling further enhances the natural light, while French doors open onto a rear balcony, making it an ideal space for casual dining or morning coffee.









Also on this level is the principal bedroom, a generously proportioned and beautifully presented room with multiple sash windows allowing for excellent natural light. It features built-in wardrobes and ample space for additional furnishings. The en-suite is well appointed with a shower enclosure, wash hand basin and low-level WC, complemented by tiled walls, a chrome towel radiator, and contemporary fittings.









The second floor provides two further double bedrooms, both offering comfortable and versatile accommodation. One benefits from a Velux window, built-in storage and character detailing, while the other features a sash window, fitted wardrobes and a pleasant outlook. The family bathroom is fitted with a bath and shower over, wash hand basin and low-level WC, finished with tiled walls, a Velux window and a chrome towel radiator.





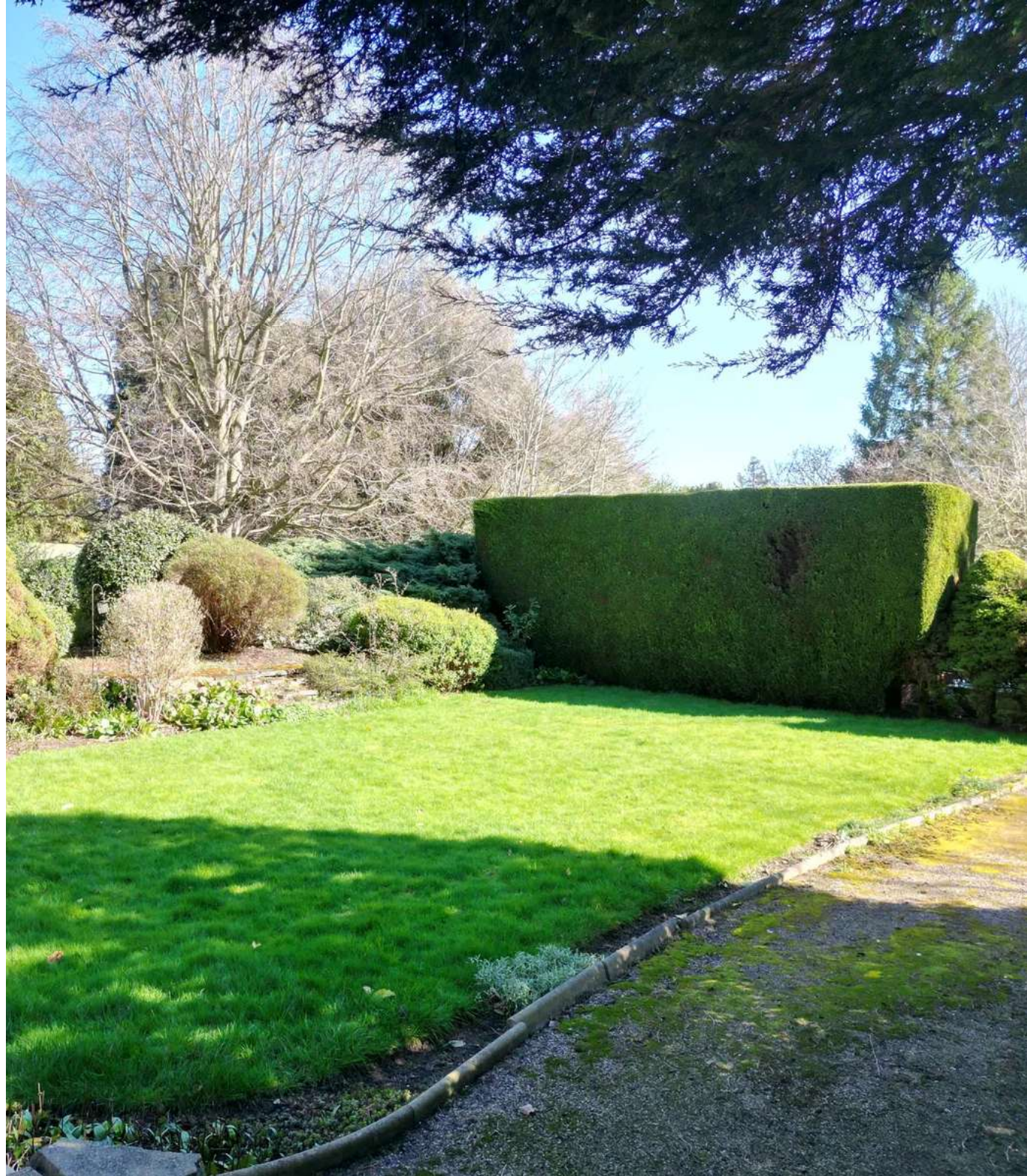




Externally, the property is approached via an attractive front garden with an in and out driveway, bordered by mature shrubs and trees, creating a welcoming first impression. To the rear, there is a garage situated within a block, along with a designated parking space. The communal grounds are a particular feature of the development, being thoughtfully maintained and landscaped with lawns, established planting, and a paved seating area, providing a tranquil setting for residents.

The location is particularly convenient, with well-regarded local schooling nearby along Spencefield Lane and Downing Drive. Evington village offers a range of everyday amenities, while the nearby areas of Oadby and Clarendon Park provide a wider selection of independent shops, cafes, restaurants and leisure facilities. The property is also ideally placed for access to Leicestershire's countryside, a nearby golf course, and regular public transport links running to and from Leicester city centre and its mainline railway station.

This is a rare opportunity to acquire a spacious and characterful home in a desirable residential setting, and internal viewing is strongly recommended to fully appreciate the accommodation and lifestyle on offer.

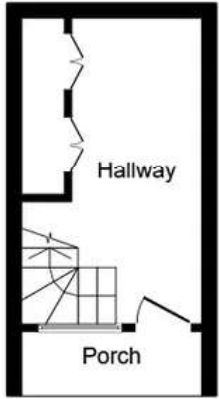




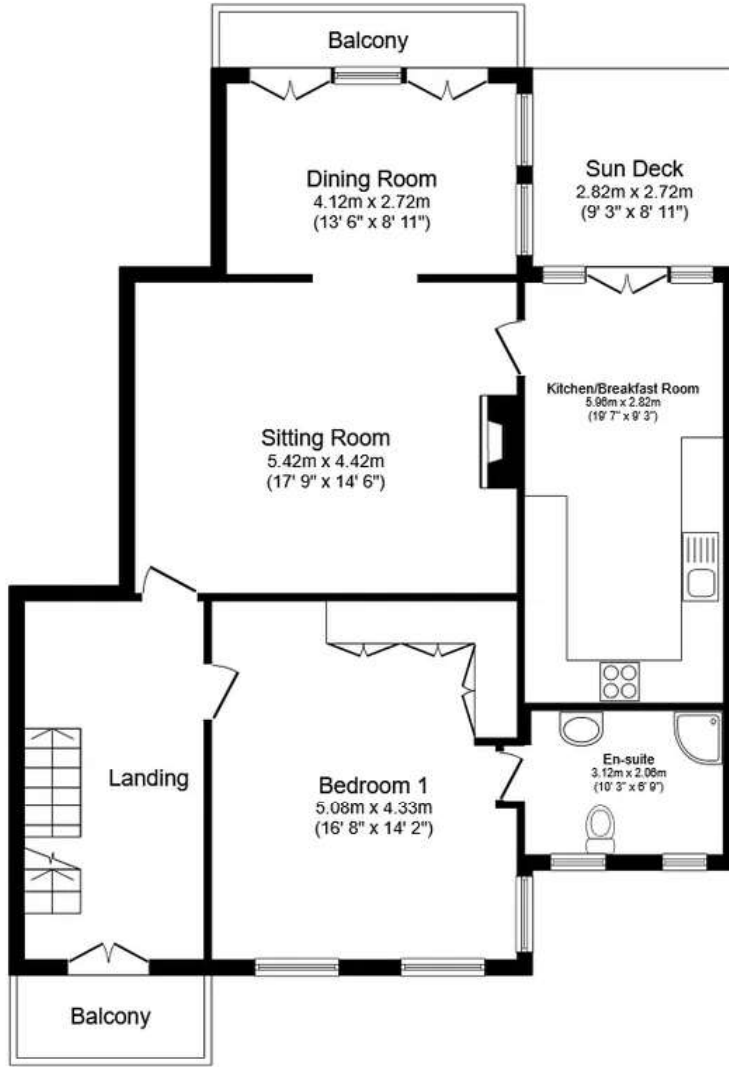




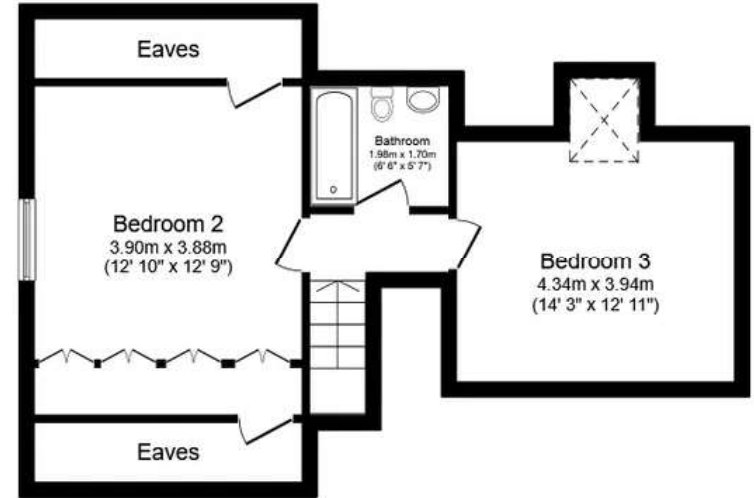




Ground Floor
 Floor area 13.1 sq.m. (141 sq.ft.)



First Floor
 Floor area 95.2 sq.m. (1,025 sq.ft.)



Second Floor
 Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 148.6 sq.m. (1,600 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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