



## Spencefield Lane, Evington

£980,000 Freehold

An exceptional, extended 4-bed detached home on prestigious Spencefield Lane, Evington. Boasts a detached 2/3-bed annexe, huge Orangery & a 12+-car driveway. Rare multi-generational living in a prime LE5 postcode. Click for full details!





#### **Entrance Hall**

A welcoming and grand introduction to the home, entered via a glazed door. The hallway features stunning herringbone parquet flooring, coving to the ceiling, a radiator, and a characterful chimney breast complete with a stone surround and hearth. Stairs lead to the first floor landing.

#### **Reception Room One**

23' 9" x 10' 10" (7.24m x 3.30m)

(plus 4.07m x 3.96m). A remarkably spacious yet cosy L-shaped reception room that enjoys an abundance of natural light streaming through double glazed windows to the front and side elevations. This generous living space features elegant coving to the ceiling, a TV point, three feature wall-mounted radiators, and double glazed doors that open directly into the conservatory.

#### **Orangery**

19' 4" x 14' 6" (5.90m x 4.43m)

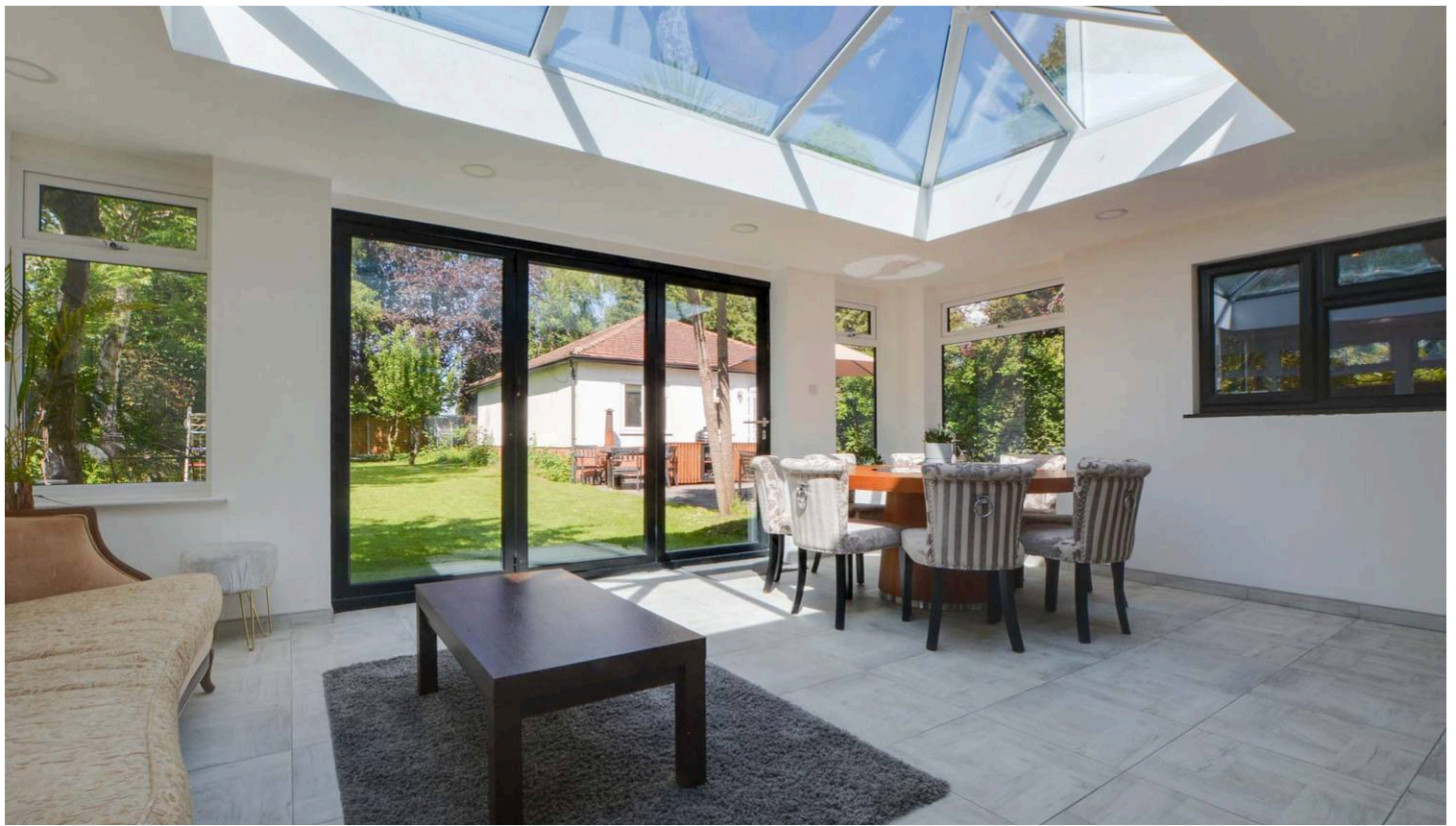
An exceptional example of an orangery flooded with natural light from double glazed windows to the side and rear elevations, further enhanced by a striking feature skylight lantern. Featuring bi-folding doors, ceramic tiled flooring, and a radiator, a further door provides seamless access into the dining kitchen.

#### **Utility Room**

8' 2" x 5' 9" (2.49m x 1.75m)

A highly practical space featuring a double glazed window, a range of wall and base units with worktops, plumbing for a washing machine, a wall-mounted boiler, and a Megaflo tank.





### Kitchen

23' 1" x 10' 9" (7.03m x 3.28m)

(plus 2.66m x 1.18m). A stylishly appointed and sprawling fitted dining kitchen bathed in natural light from double glazed windows to the side. The kitchen boasts ceramic tiled flooring, coving to the ceiling, stylish ceiling spotlights, and a tall feature wall-mounted radiator. It offers an extensive range of well-maintained oak-effect base and wall units complemented by solid counter work surfaces. The focal point is a feature centre island with integrated cupboards, an electric four-ring ceramic hob, and two additional single gas hobs for the ultimate cooking experience, all set under a filter extraction hood. The island extends into a dedicated breakfast bar seating area. Integrated appliances include a microwave oven, double oven, dishwasher, fridge, and freezer. A sink with mixer tap and drainer unit is installed, and double glazed French doors provide access and lovely views out to the rear garden.



### Downstairs WC

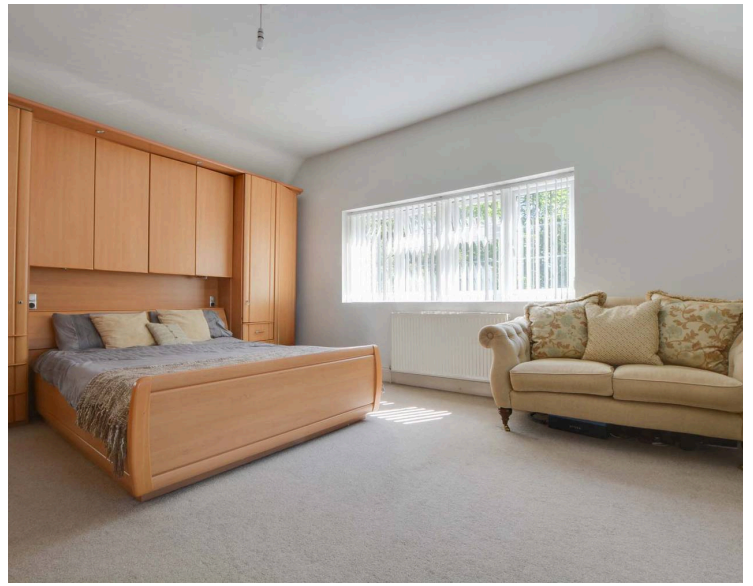
Equipped with an obscured double glazed window, a low-level WC, and a wash hand basin with integrated storage underneath. Finished with tiled splashbacks and a feature chrome wall-mounted radiator.

### Reception Room Two

17' 7" x 17' 0" (5.35m x 5.18m)

A versatile second reception room featuring traditional ceiling beams, a plate rack, double glazed windows, a TV point, and a radiator.





### **First Floor Landing**

An impressive and bright landing featuring a dedicated small seating area surrounded by three double glazed windows to the front and side elevations. Provides access to all bedrooms, the family bathroom, and includes a radiator.

### **Bedroom One**

13' 5" x 10' 11" (4.08m x 3.33m)

A beautifully decorated master bedroom offering plenty of natural light via a double glazed window. Benefits from built-in wardrobes with sliding mirrored doors, a radiator, and direct access to its own private en-suite.

### **En-suite One**

7' 10" x 4' 10" (2.38m x 1.48m)

Featuring a double glazed skylight window, a shower cubicle with both a rainfall-style shower head and a handheld shower attachment, a low-level WC, and a wash hand basin with storage below. Finished with tiled splashbacks, an extraction fan, and a wall-mounted chrome towel rail.

### **Bedroom Two**

13' 11" x 13' 0" (4.25m x 3.96m)

A well-proportioned double bedroom with a double glazed window looking out to the rear, complemented by an additional skylight window. Includes a built-in wardrobe, a radiator, and access to a second en-suite.

### **En-suite Two**

9' 4" x 4' 9" (2.85m x 1.45m)

Comprising a double glazed skylight window, a shower cubicle with a rainfall-style shower head and a handheld attachment, a low-level WC, and a wash hand basin with storage under. Enhanced by tiled splashbacks and a wall-mounted chrome radiator.

### **Bedroom Three**

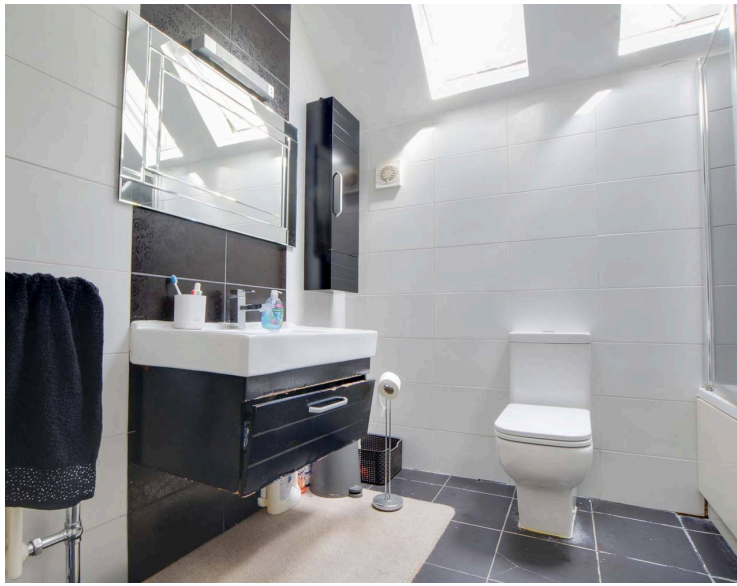
20' 8" x 7' 10" (6.30m x 2.38m)

(Maximising to 3.14m) this bedroom features both a standard double glazed window and a double glazed skylight window, a range of built-in wardrobes/storage, and a radiator.

### **Bedroom Four**

15' 10" x 13' 11" (4.83m x 4.23m)

(plus recess 1.8m x 1.32m) Positioned at the front of the property, this bedroom features two double glazed windows and an extensive arrangement of built-in wardrobes and drawers wrapping around the bed space, complete with a mirror, over-bed spotlights, and integrated plug sockets. The additional recess area houses a complementary dressing table with drawers, alongside two further recess storage spaces equipped with hanging rails.



### **Bathroom**

8' 3" x 7' 7" (2.52m x 2.30m)

The family bathroom features two double glazed skylight windows and a suite comprising a bath with a shower screen, a low-level WC, and a wash hand basin with under-basin storage. Includes a wall-mounted storage cupboard, a wall-mounted mirrored cupboard, tiled splashbacks, and a feature chrome towel radiator.

### **Separate Detached Annexe**

#### **Open-Plan Lounge / Kitchen**

22' 6" x 12' 7" (6.85m x 3.84m)

A brilliant, purpose-built, detached living space set within the grounds. The area features a double glazed front door, two double glazed windows, a TV point, and two radiators. The modern kitchen area is fitted with grey wall and base units, a solid countertop work surface, a stainless steel sink with a drainer and mixer tap, and a loft inspection hatch. Integrated appliances include an inset four-ring ceramic hob with an extraction hood over. There is plumbing for a washing machine, space for a fridge/freezer, and a dedicated wall-mounted boiler.

#### **Bedroom One**

9' 2" x 8' 8" (2.79m x 2.65m)

A comfortable bedroom featuring a double glazed window and a radiator.

#### **Bedroom Two**

9' 3" x 8' 7" (2.81m x 2.62m)

Featuring a double glazed window and a radiator.

#### **Dressing Room (Potential Child's Bedroom)**

9' 4" x 8' 10" (2.85m x 2.68m)

A highly versatile room with a double glazed window and a radiator, ideal as a dressing room or a potential child's bedroom.

#### **Shower Room**

7' 10" x 5' 2" (2.40m x 1.57m)

Equipped with a double glazed window, a shower cubicle, a low-level WC, a wash hand basin, tiled splashbacks, and a feature wall-mounted radiator.

#### **Additional WC**

Conveniently located with a double glazed window to the rear elevation, a low-level WC, a wash hand basin, and tiled splashbacks.

#### **Rear Garden**

A beautifully maintained, outdoor haven featuring a spacious patio seating area perfect for entertaining. The rest of the garden is laid to a pristine lawn, bordered by mature and established flower beds, and includes a practical timber outbuilding for storage.



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Main Residence

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Annexe

**We'll keep you moving...**





Striking a perfect balance between rich local heritage and contemporary convenience, it offers a leafy, peaceful retreat that remains exceptionally well-connected to the vibrant heart of Leicester city centre. Spencefield Lane itself is renowned as one of Evington's most exclusive and desirable addresses. Characterised by substantial executive properties, wide tree-lined vistas, and a tranquil atmosphere, the lane is highly coveted by discerning families and professionals who value privacy, space, and prestige. At the heart of the area lies the historic Evington Village, a designated conservation area that beautifully retains its traditional character. Here, residents enjoy an array of local conveniences including a post office, public library, independent cafes, supermarkets, and a traditional village pub. Evington is a naturally popular choice for growing families due to its exceptional standard of schooling. The area is home to highly regarded primary and secondary schools—including Whitehall Primary School, Linden Primary School, and the state-of-the-art Krishna Avanti Primary School located right on Spencefield Lane. Excellent secondary education is also within easy reach, including Judgemeadow Community College and St Paul's Catholic School.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: TBA

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