

JAMES
SELICKS

15 MIDWAY ROAD

EVINGTON
LEICESTER
LE5 5TP

GUIDE PRICE £475,000



Conveniently located in the heart of Evington, this extended semi-detached family home occupies a deep plot and is offered for sale with no upward chain.

Well-proportioned throughout, the house offers excellent scope for further enhancement and personalisation (subject to the necessary consents).

Porch • entrance hall • through lounge/dining room • kitchen • three bedrooms • two additional versatile rooms • family bathroom • separate WC • driveway • single garage • superb, generous rear gardens • no upward chain • EPC - D

Location

The house is located in Evington, one of Leicester's most sought-after residential areas, located approximately two miles south east of the city centre, the professional quarters and mainline railway station.. Day to day shopping can be found at the fashionable Allandale Road/Francis Street shopping parades and within nearby Evington and Oadby villages. Excellent local schooling is available within the area, including Evington Valley, Linden and Mayflower Primaries, the Leicester Islamic Academy, Gartree & Beachamp Colleges.

Accommodation

The accommodation is entered via a timber front door leading into an entrance porch, with a glazed inner door opening into the entrance hall housing the staircase to the first floor with a useful understairs storage cupboard beneath.

A spacious through lounge/dining room extends the full depth of the property and enjoys a bay window to the front. The room is centred around an attractive open fireplace with tiled hearth and surround, creating a comfortable living and entertaining space, with sliding patio doors providing direct access to the rear garden.

The kitchen is fitted with a range of oak-fronted wall and base units incorporating a ne and a quarter bowl sink and drainer with mixer tap, an integrated oven, four-ring gas hob with extractor hood above, and views over the rear garden.

To the first floor, bedrooms one and two both benefit from fitted wardrobes, whilst bedroom three features built-in storage and leads through to two additional versatile rooms which could be utilised as occasional bedrooms, a dressing room, study, hobby room or nursery, depending on individual requirements.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and heated towel rail. A separate WC with wash hand basin provides additional convenience for family living.







Outside

The property is set behind a tarmac driveway providing off-road parking and access to the single garage.

The standout feature of this home is the generous rear garden, offering paved patio seating areas and an extensive lawned garden, creating an ideal space for families and outdoor entertaining.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, speed unknown.

Construction: Believed to be standard.

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

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

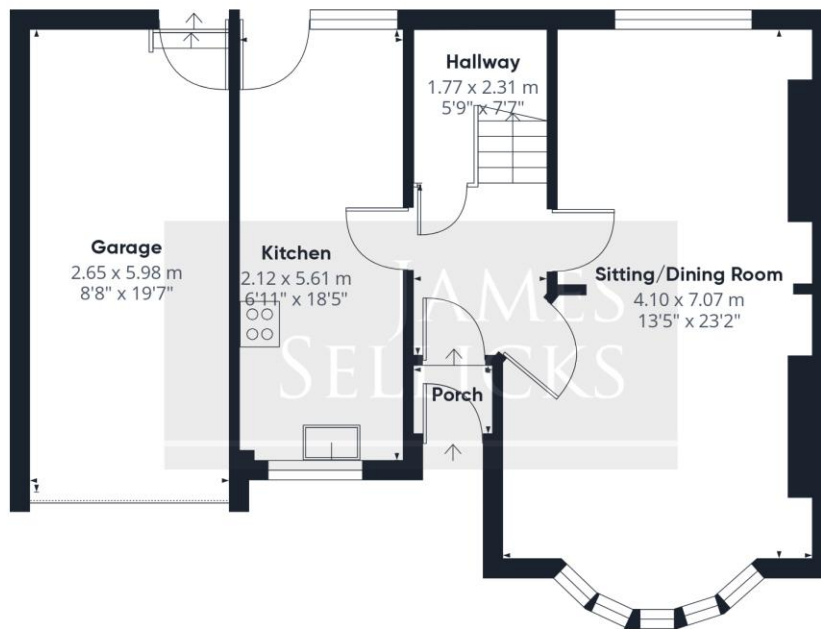
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

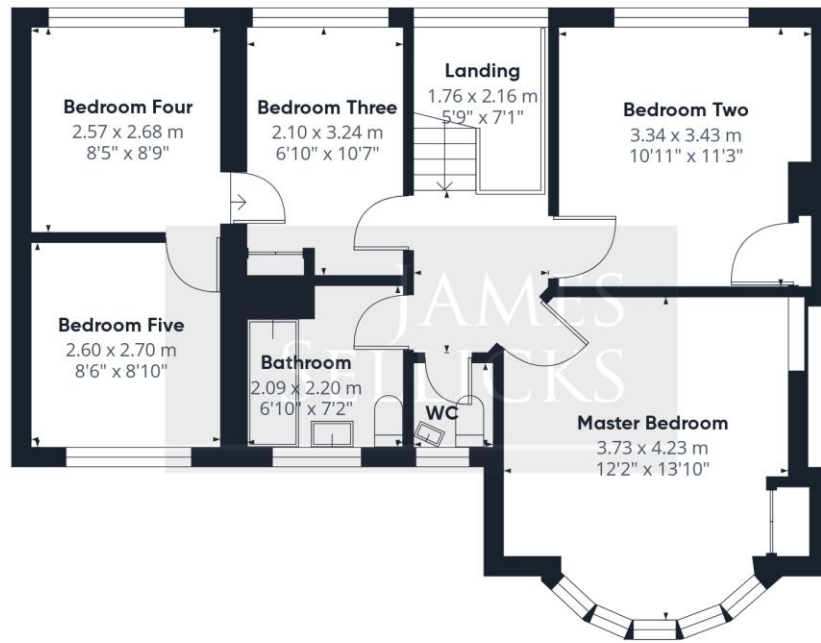








Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Approximate total area⁽¹⁾

119.4 m²
1284 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.

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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.

