

JAMES
SELLICKS

143 SPENCEFIELD LANE
EVINGTON, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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143 Spencefield Lane

Evington
Leicester LE5 6HF

A stunning, beautifully extended five bedroom family home, positioned on a good-sized plot in the sought after location of Evington, thought suitable for further substantial extensions (subject to necessary planning consent).

Canopy porch | entrance hall | cloakroom | open plan living room/lounge | dining kitchen | utility room | ground floor bedroom five | master bedroom | walk-in wardrobe | en-suite shower room | three further bedrooms | bathroom | return driveway | delightful lawned rear gardens | uPVC double glazing | gas central heating | EPC - C

LOCATION

Spencefield Lane has long been regarded as of the County's prime residential addresses, both by virtue of the quality of the surrounding housing stock and also the access to Leicester city centre and professional quarters, a range of popular schooling and leisure facilities, local shopping in Evington village and access via the A47 into some of the County's most scenic countryside.

ACCOMMODATION

The beautifully presented accommodation is entered via a brick canopy porch with a uPVC front door leading into the spacious entrance hall, having tiled flooring, feature lighting and windows to either side elevations, housing the staircase to the first floor and a ground floor cloakroom with a contemporary two piece suite comprising enclosed WC and wash hand basin with storage beneath, part tiled walls, tiled flooring, a heated towel rail and a window to the side. The open plan living room/lounge has a comfortable living area with a window to the front elevation, ceiling coving and a limestone fireplace, and is open to a lounge area with a window to the side elevation, French doors leading onto the garden and further French doors to the dining kitchen, boasting an excellent range of cream eye and base level units and drawers with further display cabinets and ample granite preparation surfaces, a Belfast sink with mixer tap over, an integrated stainless steel double oven with five-ring gas hob, tiled splashback and extractor unit above, integrated dishwasher, an island unit with granite top providing further storage, inset ceiling spotlights, tiled flooring, ample space for a dining table, window and French doors to the rear garden. A utility room accessed off the kitchen has tiled flooring, a door to the side elevation and provides eye and base level units, a worktop, plumbing for an automatic washing machine and space for fridge-freezer. Ground floor bedroom five has a window to the front.





A return staircase leads to a first floor galleried landing which has a window to the front elevation. The master bedroom has two windows to the rear elevation, a walk-in wardrobe, further built-in wardrobe and an en-suite with a three piece suite comprising an enclosed WC, wall hung wash hand basin and a walk-in shower enclosure, fully tiled walls and floor, window to the side.

Bedroom two has a bank of wall-to-wall built-in wardrobes with sliding doors and two windows to the rear elevation. Bedroom three has a window to the front. Bedroom four has a built-in wardrobe and a window to the front elevation. The bathroom boasts a three piece suite comprising an enclosed WC, an inset wash hand basin with drawers beneath, a large glazed shower cubicle, fully tiled walls and floor, chrome heated towel rail and a window to the side elevation.

OUTSIDE

To the front of the property wrought iron electric gates lead to a block paved driveway providing ample off street car standing, and a small lawned frontage with planted borders and hedged boundaries. To the rear of the property are large gardens with shaped lawns, paved patio areas, mature planted trees and shrubs and fenced boundaries.



DIRECTIONAL NOTE

From the centre of Leicester travel via the A6 in a southerly direction turning eventually left into Stoughton Lane, at the roundabout turn left into Stoughton Drive, at the crossroads right into Evington Lane which runs into Spencefield Lane and the property is situated on the left hand side.

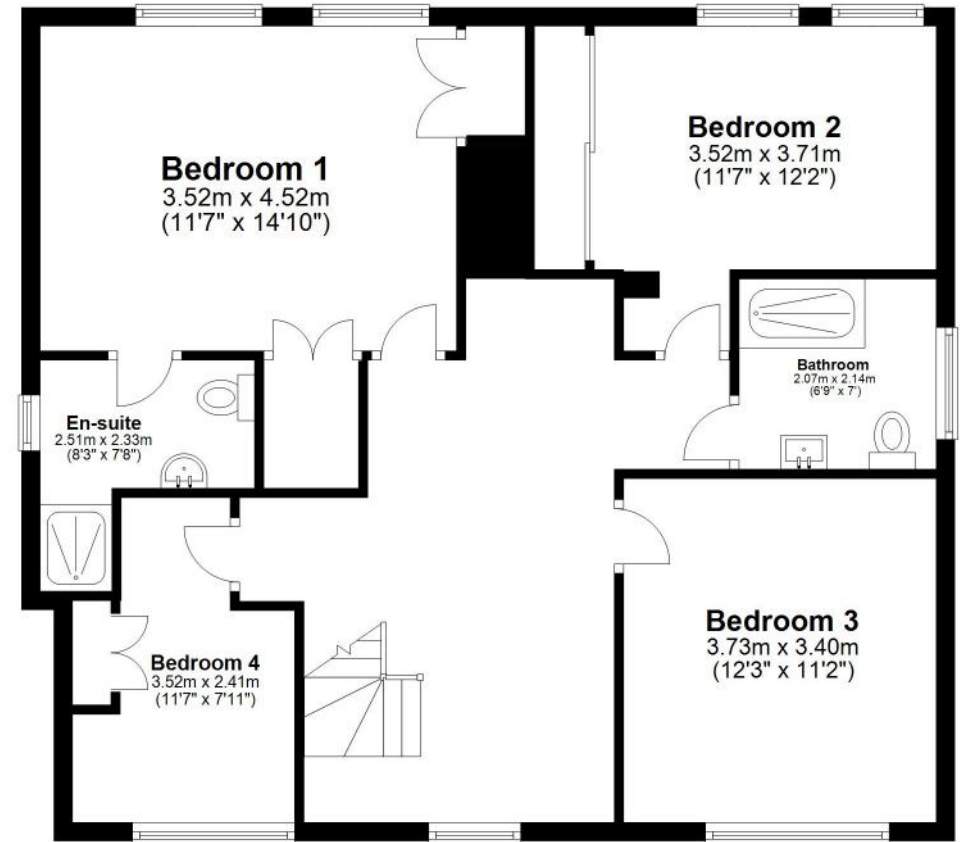
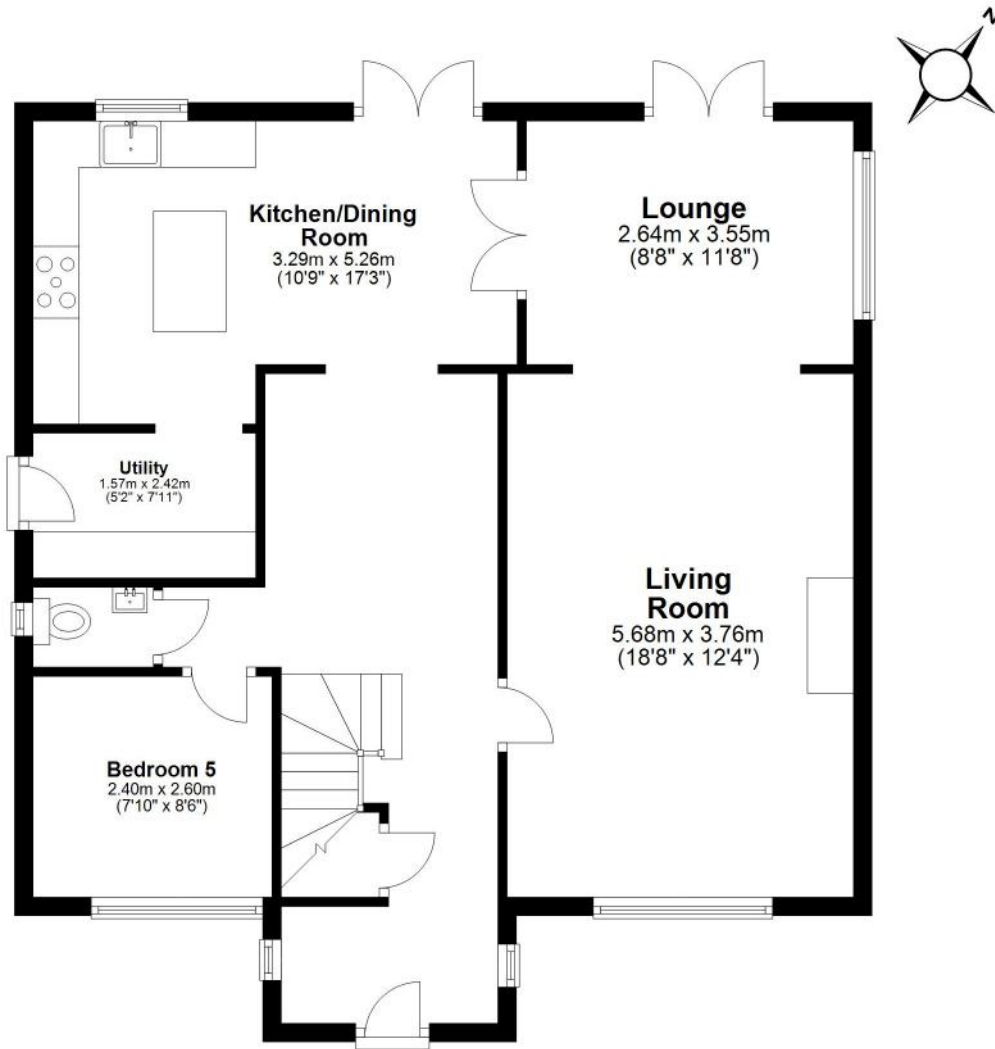
TENURE: Freehold

LOCAL AUTHORITY: Leicester City Council

TAX BAND: D



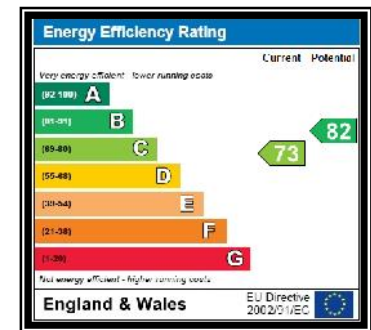




143 Spencefield Lane, Evington, Leicester LE5 6HF

Total Approximate Gross Internal Floor Area = 1737 SQ FT / 161 SQ M

Measurements are approximate.
Not to scale. For illustrative purposes only.





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Measurements 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.