

# JAMES SELICKS

SPENCEFIELD LANE

EVINGTON, LEICESTER  
LE5 6PT

GUIDE PRICE £425,000





An immaculately presented, two bedroom, two bathroom detached bungalow located on a stunning plot with ample parking, set well back from this popular tree-lined road along a private driveway.

There is potential for the addition of a third bedroom alongside the west facing gable wall including provision for a large entrance/dining hall (subject to the necessary planning consents).

Wood framed double glazed windows throughout • entrance hall • sitting room • dining kitchen • rear entrance lobby • master bedroom • en-suite • bedroom two • bathroom • off street parking • beautiful wraparound gardens • EPC - D

#### Location

Spencefield Lane has long been regarded as one 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 Downing Drive, with access via the A47 to some of the County's most scenic countryside.

#### Accommodation

The property is entered via a multi-paned door with windows either side into a light and bright open hallway with quarry tiled flooring housing a useful built-in cloaks cupboard and providing loft access. The spacious sitting room is delightful, with a large window to the front, a feature curved wall and an inset cast iron gas burner set into the chimneybreast recess with tiled hearth.

The dining kitchen has a good range of eye and base level units and drawers, roll edge stone effect preparation surfaces and tiled splashbacks, a stainless steel sink and drainer unit with mixer tap and window above overlooking the sunny side garden. Integrated appliances include a Hotpoint dishwasher, fridge, washer/dryer, a stainless steel Bosch double oven and a four-ring gas hob with extractor unit over. There is ample space for a dining table, feature curved walls and quarry tiled flooring throughout. A rear entrance lobby with quarry tiled flooring has a built-in floor to ceiling cupboard housing the boiler and a composite door to the front garden.

The generous master bedroom has a window to the side, a good range of built-in wardrobes, a patio door leading onto the patio area and gardens, and a contemporary en-suite with a hi-line window to the side, a wash hand basin with storage beneath and mirrored cabinet over, wall hung WC, a glazed, double shower enclosure, chrome heated towel rail, part tiled walls and tiled flooring. The second bedroom is also a double, with windows to the side and rear elevations, a range of built-in wardrobes, shelving and desk. The bathroom has an opaque glazed hi-line window to the rear and provides a white three piece suite comprising a panelled bath with glazed screen and shower over, a pedestal was hand basin and an enclosed WC, part tiled walls and Cortex tiled flooring.





### Outside

The property is approached via curved hedges into a pebbled driveway providing off street parking for three or four vehicles (there is permission for short stay (occasional vehicles) on the end of the driveway). The superb gardens wraparound the sides and rear of the property. To the right hand side is the kitchen garden, a beautiful retreat with a winding path, feature trellising and a partially raised terrace with flowerbeds. The main rear garden has circular lawned and patio entertaining area, raised planters, corner seating and a pergola, a large shed and greenhouse, provides a very mature setting with established trees and shrubs. To the left-hand side is all raised decking with a lovely pergola adorned with Wisteria and a summerhouse. The stunning plot extends in total to approximately 0.16 of an acre.

**Tenure:** Freehold. **Local Authority:** District Council, **Tax Band:** E

**Listed Status:** None. **Conservation Area:** None.

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

**Broadband delivered to the property:** Fibre, 37mbps.

**Wayleaves, Rights of Way & Covenants:** A right of way was granted to No. 9 Oakside Close for pedestrian access of approximately 1.5M to provide a route from the rear (never been used).

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

**Accessibility:** The property is single-storey, no specific accessibility modifications made.

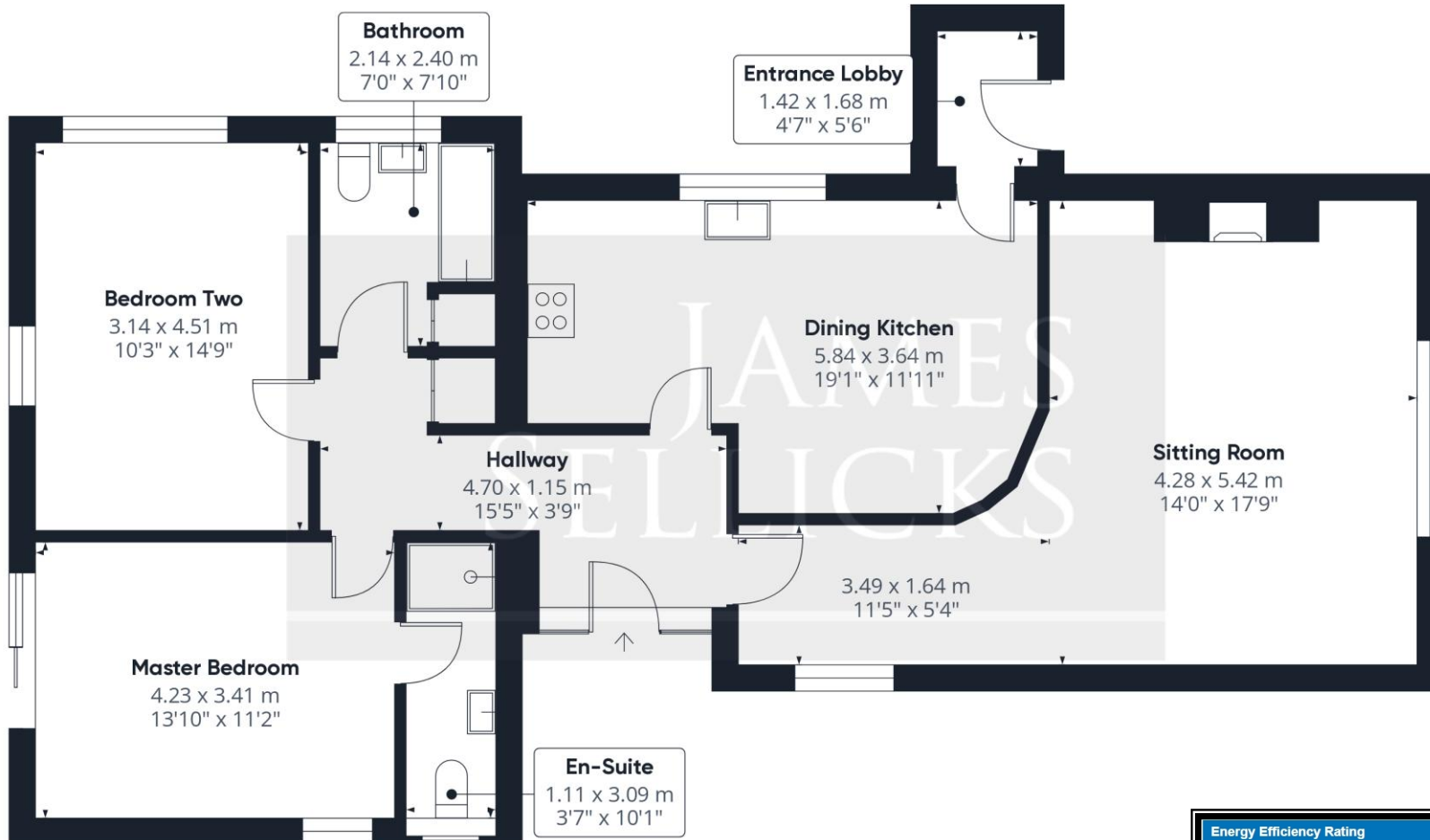
**Planning:** 3M extension to the front of the property and re-configuration of the living room and kitchen, planning permission & building regulations obtained.

**Please Note:** There is a redundant asbestos gas flue pipe in the roof space which is in good condition and undisturbed.



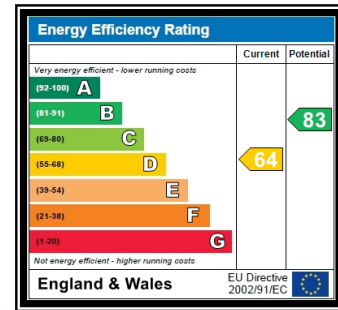






**Approximate total area<sup>(1)</sup>**  
96.85 m<sup>2</sup>  
1042.5 ft<sup>2</sup>

(1) Excluding balconies and terraces



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesselicks.com



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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.

