

JAMES SELICKS

49 NANSEN ROAD

EVINGTON, LEICESTER LE5 5FY

GUIDE PRICE: £390,000



Situated just a mile and a half west of the city centre, this substantially extended five-bedroom, two-bathroom semi-detached home offers generous family accommodation.

Porch • entrance hall • front reception room • extended rear reception • study • cloakroom • extended breakfast kitchen • five bedrooms • family bathroom • shower room • front forecourt • lawned rear gardens • large brick-built double garage/store • EPC - C

Location

The property is conveniently located offering shopping facilities on the Evington Lane catering for most day-to-day needs, along with local schooling and excellent access to the professional quarters of the city and the mainline railway station.

Accommodation

The property is entered through a uPVC front door into an entrance porch, which leads on to a welcoming hallway with a cloaks cupboard and useful under-stairs storage. From here, the front reception room provides a comfortable living space, while the extended rear reception room offers a larger family area with double doors opening directly onto the garden. A dedicated study sits to the front of the house, ideal for home working, and the ground floor also includes a WC for added practicality.

The extended breakfast kitchen provides a spacious hub for everyday life, fitted with a good range of oak-fronted units at both base and eye level, complemented by a stainless-steel one-and-a-quarter bowl sink with mixer tap. Appliances include a Baumatic range oven with five-ring gas hob, stainless-steel splashback and extractor canopy, along with plumbing for a dishwasher, washing machine and condenser dryer. A door leads directly out to the garden.

Upstairs, the first-floor landing gives access to five bedrooms, all featuring built-in wardrobes or cupboards, making excellent use of space throughout. The family bathroom is fitted with a white three-piece suite including a low-flush WC, trough-style wash basin with drawers beneath, and a P-shaped bath with both fixed and flexible showerheads, complemented by a chrome heated towel rail. An additional shower room provides a second modern three-piece suite with low-flush WC, wash basin and enclosed shower.

Outside

The property enjoys a small forecourt behind a low wall, while the rear features lawned gardens, paved patio areas and a large brick-built double garage/store, offering superb storage or workshop potential.

Tenure: Freehold.

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

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: Cable, 500mbps.

Construction: Believed to be standard

Wayleaves, Rights of Way & Covenants: Yes, see Title Register.

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

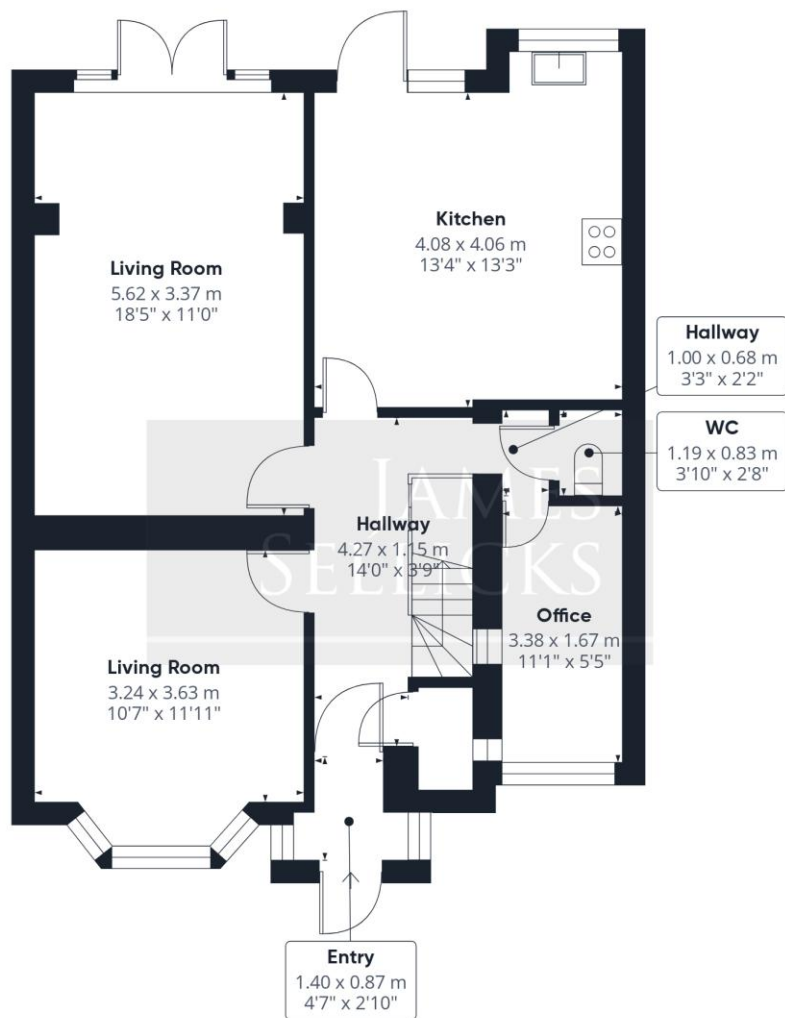
Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

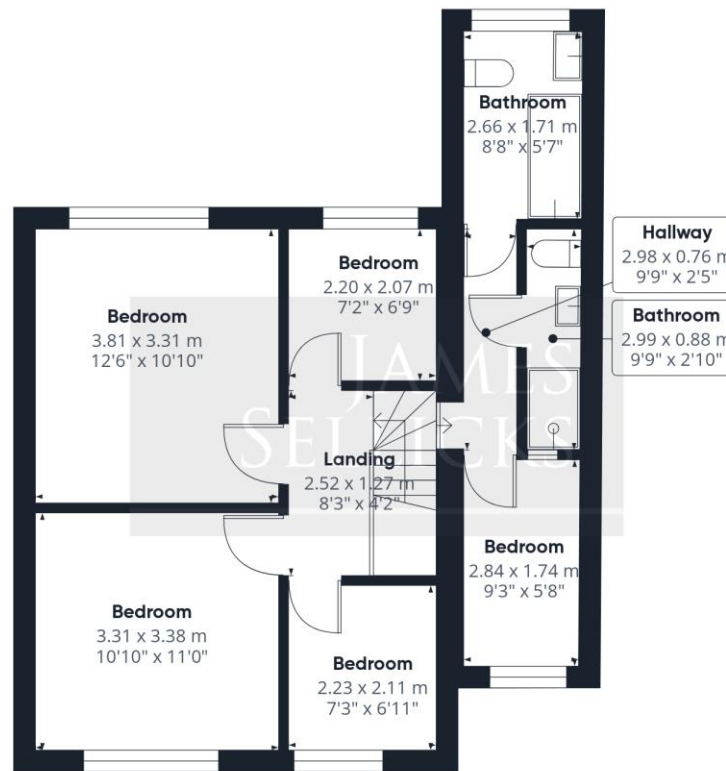








Floor 1



Floor 2

Approximate total area⁽¹⁾
119.1 m²
1282 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.

GIRAFFE360



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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS