

106 SPENCEFIELD LANE
EVINGTON, LEICESTER



JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES

106 Spencefield Lane

Evington
Leicester
LE5 6HH

A fantastic and spacious, four bedroom semi-detached property sitting on a deep plot, on this highly regarded suburban tree-lined road.

Porch | entrance hall | two reception rooms | living kitchen | four bedrooms | bathroom | separate WC | driveway | integral garage | excellent deep mature gardens | EPC - C

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 access via the A47 into some of the County's most scenic countryside.

ACCOMMODATION

The property is entered via a uPVC leaded front door with leaded window to the side and above into the porch with solid wood inner door with leaded inset and leaded windows either side into the reception hall which houses the stairs to first floor and has original oak flooring and an understairs storage cupboard. The front reception room has a uPVC leaded bay window to the front elevation. The large rear reception room has French doors and windows leading to the garden. The superb living kitchen has two uPVC double glazed windows to the rear elevation and an excellent range of contemporary style eye and base level units with soft-closing drawers and preparation surfaces, for American style fridge-freezer, space for a Rangemaster type cooker, stainless steel splashback and stainless steel extractor hood over, further tiled splashbacks,

one and a quarter bowl sink and drainer unit, plumbing for automatic dishwasher, halogen down spotlights, contemporary radiator, tiled flooring, pantry cupboard and a uPVC double glazed door to the side elevation. An inner lobby with tiled flooring leads to a ground floor cloakroom with a low flush WC and wash hand basin, a further boiler house and has a door to the garage.

To the first floor is a split level galleried landing with loft access. A cloakroom with a uPVC double glazed window to the rear elevation and tiled flooring provides a low flush WC and contemporary wash hand basin with cupboard beneath. The master bedroom has a uPVC leaded bay window to the front elevation. Bedroom two has a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC leaded window to the front elevation. Bedroom four has a uPVC leaded window to the front elevation. The fantastic family bathroom has a uPVC double glazed window to the rear elevation, a contemporary wash hand basin with cupboard beneath and further storage, a panelled bath, double shower cubicle, wall lights, fully tiled walls and floor.

OUTSIDE

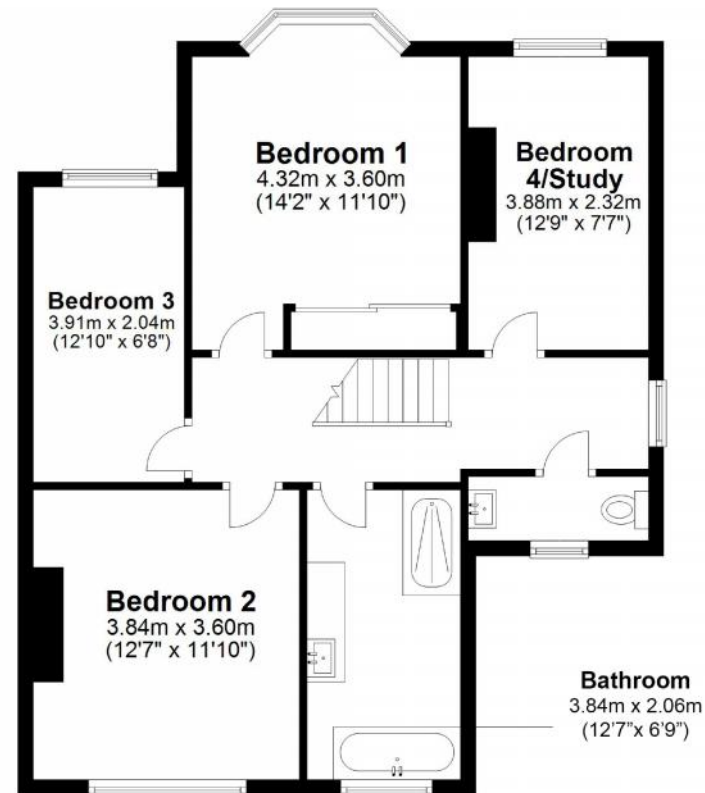
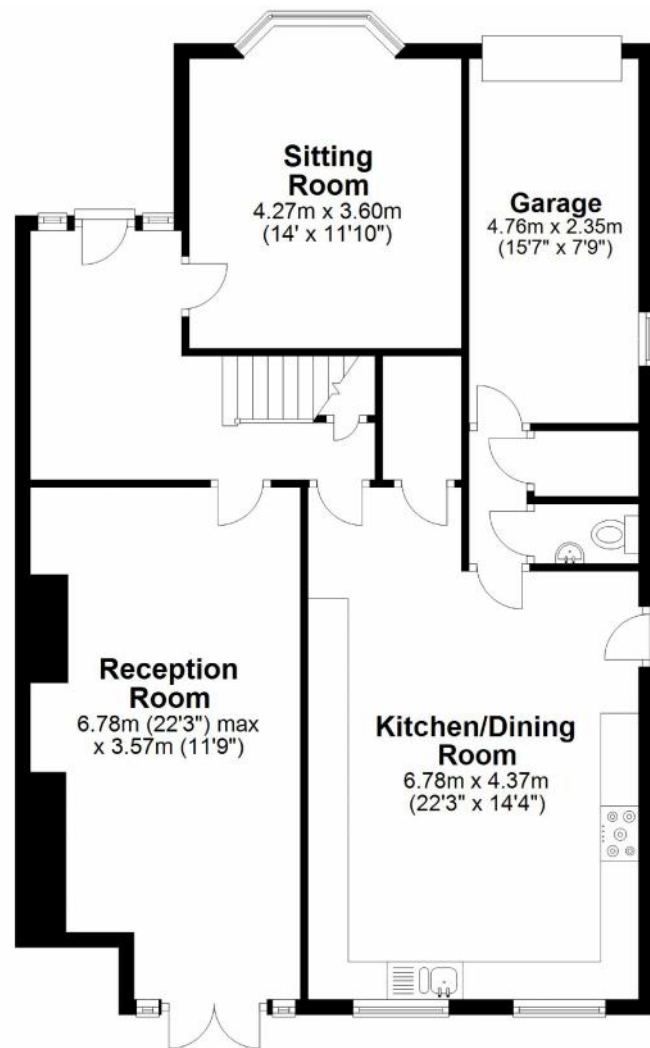
To the front of the property is a deep, gravelled driveway providing car standing for several vehicles and leading to the integral garage with power and lights. Gated side access leads to the deep, rear garden which is mainly laid to lawn with a patio entertaining area and fenced and hedged boundaries open to the rear.

DIRECTIONAL NOTE

From the centre of Leicester travel via the A47 Uppingham Road in an easterly direction turning eventually right into Spencefield Lane, where the property is situated on the right hand side.



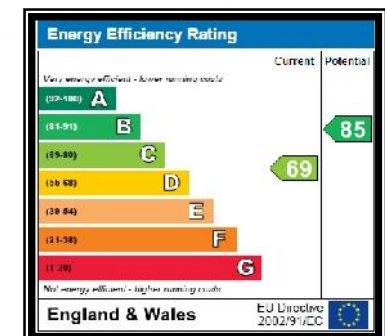




106 Spencefield Lane, Evington, Leicester LE5

Total Approximate Gross Internal Floor Area = 1620 SQ FT / 150 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.

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