



**505a Uppingham Road, Evington, Leicester, LE5 6QB**

**Asking price £899,950**

A fabulous three storey, executive, family home located in a private, two property gated development in a popular suburb of Leicester. Spacious, contemporary and finished to the highest of standards with underfloor heating and top quality fixtures and fittings throughout. Accommodation comprises of three reception rooms, magnificent living kitchen, seven bedrooms, four bathrooms, double garage, ample driveway and large lawned rear garden. Easy access to city centre and Evington village and the many facilities they offer and perfectly placed for popular state and private education. EPC rating B.





## Top Quality, Spacious, Contemporary Accommodation

### Entrance Hall

Accessed through a recessed brick Storm Porch with inset spotlights, via a bespoke, contemporary front door with full height, obscure glazed lights to each side into a large, light and airy Entrance Hall with ceiling spotlights, matching light oak timber doors to ground floor accommodation, marble flooring with underfloor heating and an imposing, granite staircase rising to first floor with contemporary stainless steel spindles and understair cupboard.

### Cloakroom

Inset spotlights, fully tiled walls, extractor, two piece Roca suite comprising of concealed flush WC and wash hand basin set in vanity unit with chrome Geberit taps over and marble flooring.

### Study

3.9m x 3.12m (12'10" x 10'3")

Inset spotlights, uPVC double glazed lattice window to front elevation with marble sill and marble flooring with underfloor heating.

### Sitting Room

6.48m x 4.43m (21'3" x 14'6")

Two chandelier points, uPVC double glazed full height windows and marble sill either side of double French doors to rear garden, inset fireplace with marble hearth, feature built in, floating TV/media unit and marble flooring with underfloor heating.

### Family Room

4.1m x 3.9m (13'5" x 12'10")

Inset spotlights, uPVC double glazed lattice window to front elevation with marble sill and marble flooring with underfloor heating.



### Living Kitchen

7.99m x 5.57m plus 3.72m x 2.81m (26'3" x 18'3" plus 12'2" x 9'3")

A delightful, sizable, contemporary living kitchen with ceiling spotlights, uPVC double glazed lattice windows with marble sills to side elevation and over sink, uPVC double glazed French doors with windows to each side leading to rear garden, built in recess for media/TV unit and marble flooring with underfloor heating.

The kitchen area has a wide selection of light grey urban gloss wall and floor storage units with granite worktops, metro tiled splashbacks, integrated Neff electric oven and microwave, Smeg dishwasher, stainless steel sink and drainer unit with gully and chef's tap over, American style fridge/freezer and matching island/breakfast bar unit with additional storage, five ring Neff gas hob with extractor over and glazed timber door leading to:

### Utility / Spice Kitchen

5.57m x 2.5m (18'3" x 8'2")

A generous sized additional kitchen space with ceiling spotlights, uPVC double glazed lattice window to rear elevation, glazed door leading to patio and timber door to integral garage. Matching dark grey urban gloss wall and floor storage units with granite worktop and metro tiled splashbacks, integrated stainless steel sink and drainer with gully and chrome chef's tap over, integrated Smeg dishwasher, Bosch electric oven, five ring gas hob with extractor over and American style fridge/freezer.

### Landing

Seamlessly flowing from ground floor to second floor the imposing granite and stainless steel staircase mirrors the ground floor in design via a galleried landing with contemporary glass barriers, inset spotlights, chandelier point, uPVC double glazed lattice window to front elevation and marble flooring.

### Master Suite

4.45m x 4.44m (14'7" x 14'7")

The Master Suite comprises of a light and airy double bedroom with large walk-in wardrobe, chandelier point, uPVC double glazed lattice window to rear elevation and radiator, timber door leading to:

### Master Ensuite

Fully tiled walls and floor with inset spotlights, uPVC obscure double glazed window to side elevation, extractor, chrome heated towel rail and a three piece Roca / Geberit bathroom suite comprising of contemporary floating wash hand basin set in vanity unit with chrome mixer tap over, concealed flush WC and corner shower cubicle.

### Bedroom Two

5.58m x 4.5m (18'4" x 14'9")

A characterful room with high sloping ceilings, inset spotlights, uPVC double glazed lattice window to rear elevation, radiator and a fully tiled:

### Ensuite

With three piece Roca / Geberit bathroom suite of concealed flush WC, contemporary wash hand basin set in vanity unit, glazed shower cubicle with contemporary shower, chrome heated towel rail and extractor fan.

### Bedroom Three

5.03m x 4.02m (16'6" x 13'2")

Ceiling pendant, uPVC double glazed lattice window to rear elevation with marble sill and radiator.

### Bedroom Four

3.91m x 3.42m (12'10" x 11'3")

Ceiling pendant, uPVC double glazed lattice window to front elevation with marble sill and radiator.

### Bedroom Five

3.91m x 3.11m (12'10" x 10'2")

Ceiling pendant, uPVC double glazed lattice window to front elevation with marble sill and radiator.

### Family Bathroom

Ceiling spotlights, fully tiled walls and floor, uPVC obscure double glazed window to rear elevation, extractor, chrome heated towel rail and a four piece Roca / Geberit bathroom suite comprising of concealed flush WC, wash hand basin set in vanity unit, shower cubicle with contemporary shower and free standing bath.

### Second Floor Landing

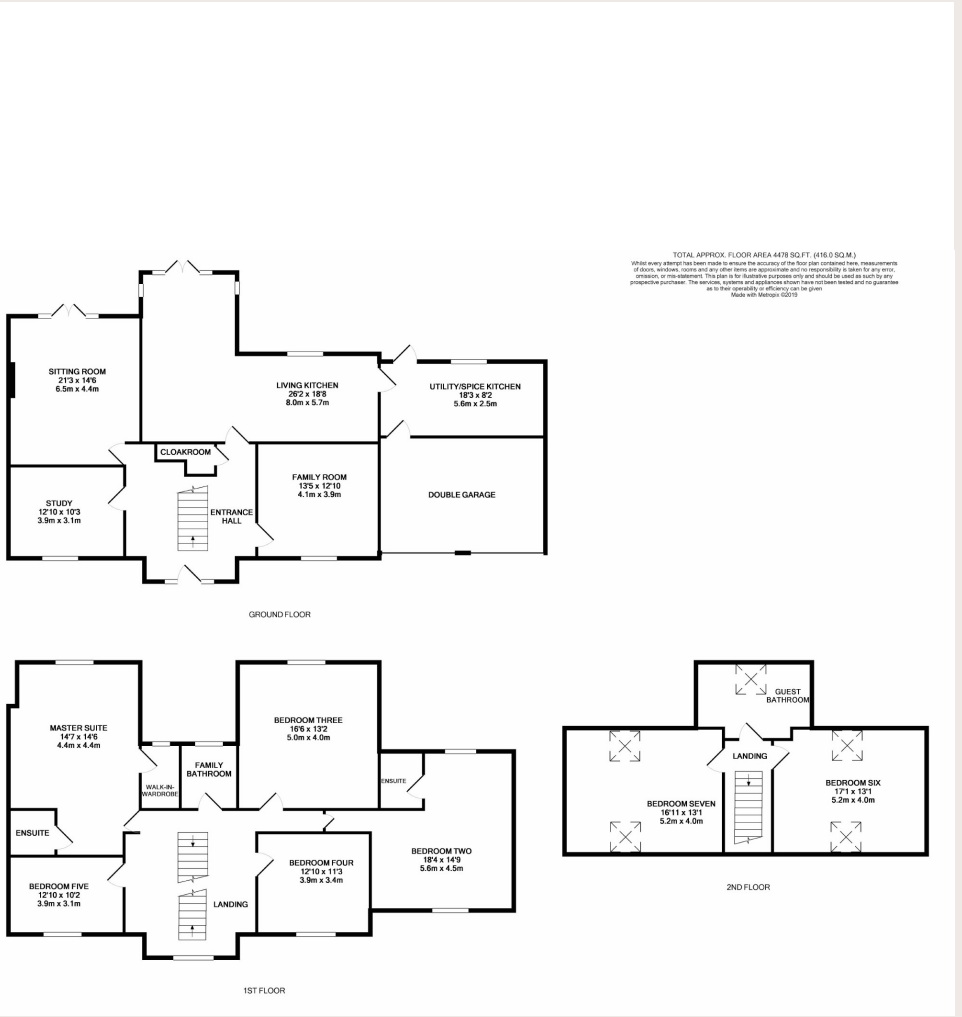
With matching marble floor, inset spotlights, radiator and timber doors leading to further accommodation.

### Bedroom Six

5.2m x 3.99m (17'1" x 13'1")

Inset spotlights, two Velux windows to front and rear elevations, radiator and eaves storage.





### Bedroom Seven

5.16m x 3.99m (16'11" x 13'1")

Inset spotlights, two Velux windows to front and rear elevations, radiator, eaves storage and airing cupboard off.

### Guest Bathroom

Ceiling spotlights, fully tiled walls and floor, uPVC obscure double glazed window to rear elevation, extractor, chrome heated towel rail and a four piece Roca / Geberit white bathroom suite comprising of concealed flush WC, wash hand basin set in vanity unit, shower cubicle with contemporary shower and free standing bath.

### Directional Note

Leave Leicester city centre along the A47 Uppingham Road towards Peterborough. The property can be found on the left up the hill just after Downing Drive.  
SAT NAV: LE5 6QB

### Outside

This stately home is approached via electronically operated double wrought iron gates with intercom and pedestrian gate along a lit, sweeping, block paved driveway - shared with one other property - with the capacity to park several vehicles.

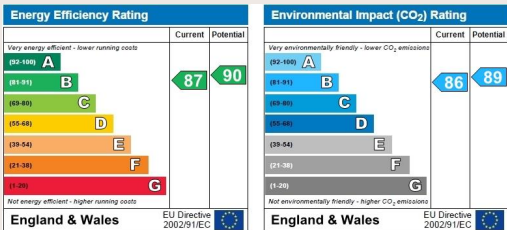
Both front and rear borders to all sides are fenced and there is a large integral, double garage with twin doors, power and light, personnel door to property and housing the Worcester Bosch boiler. To the rear of the property is a large, private, mainly lawned garden with a generous, paved patio and newly planted borders including trees and shrubs.

### Property Information Pack

An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)



### Important Notice

These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd. for themselves and for the Vendors of this property, whose agents they are, give notice that:

- 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 purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers 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.
- No person in the employment of FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate. While 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.

**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

26 Allandale Road  
Stoneygate  
Leicester LE2 2DA  
T 0116 270 5900  
F 0116 274 5732  
info@fothergillwyatt.com  
www.fothergillwyatt.com