

144 SPENCEFIELD LANE

EVINGTON, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



144 Spencefield Lane

Evington
Leicester
LE5 6HG

A beautifully presented three bedroom semi-detached period property located on the renowned Spencefield Lane. The property which has been meticulously cared for by the current owners is now thought suitable for extensions, subject to the necessary planning consents.

uPVC double glazing | entrance porch | entrance hall | sitting room | dining room | breakfast kitchen | utility room | ground floor shower room | galleried landing | three bedrooms | bathroom | separate WC | gravelled driveway | bike store | mature rear gardens | EPC - E

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 an open storm porch with original quarry tiled flooring and a leaded door with leaded windows either side into the beautiful entrance hall housing the stairs to the first floor and having ceiling coving, picture rail, original oak flooring, radiator in cover. The sitting room has a uPVC double glazed bay window with shutters to the front, ceiling coving, a feature fireplace with inset flame effect fire, marble inset and hearth, built-in shelving and cupboard. The dining room has ceiling coving, an inset cast iron electric fire on a slate hearth, French doors and windows to the rear garden. The breakfast kitchen has a window to the rear elevation, an excellent range of eye and base level units and drawers, ample preparation surfaces and breakfast bar, one and a quarter bowl stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, integrated appliances including a five-ring stainless steel hob with splashback and stainless steel extractor unit above, Bosch single and double ovens, plumbing for dishwasher, wood laminate effect flooring, understairs larder cupboard.





A utility room provides a range of cupboards and worktop space, a stainless steel sink, tiled splashback, plumbing for automatic washing machine and tumble dryer, tiled floor, door and window to the rear. A ground floor shower room with a window to the side elevation provides a four piece suite comprising glass shower cubicle, bidet, low flush WC and wash hand basin with cupboard under, heated chrome towel rail, further radiator, two wall lights, part tiled walls and tiled floor.

To the first floor is a galleried landing with a window to the side. The master bedroom has a window to the front, ceiling coving and inset spotlights. Bedroom two has built in wardrobes and a window to the rear. Bedroom three has a window to the front and ceiling coving. The bathroom has a window to the rear and a four piece suite comprising a contemporary wash hand basin with cupboard under, mirror and light over, low flush WC, panelled bath and a corner shower enclosure, built-in airing cupboard, heated chrome towel rail, part tiled walls and tiled floor. A separate WC with a window to the side provides a further low flush WC.



OUTSIDE

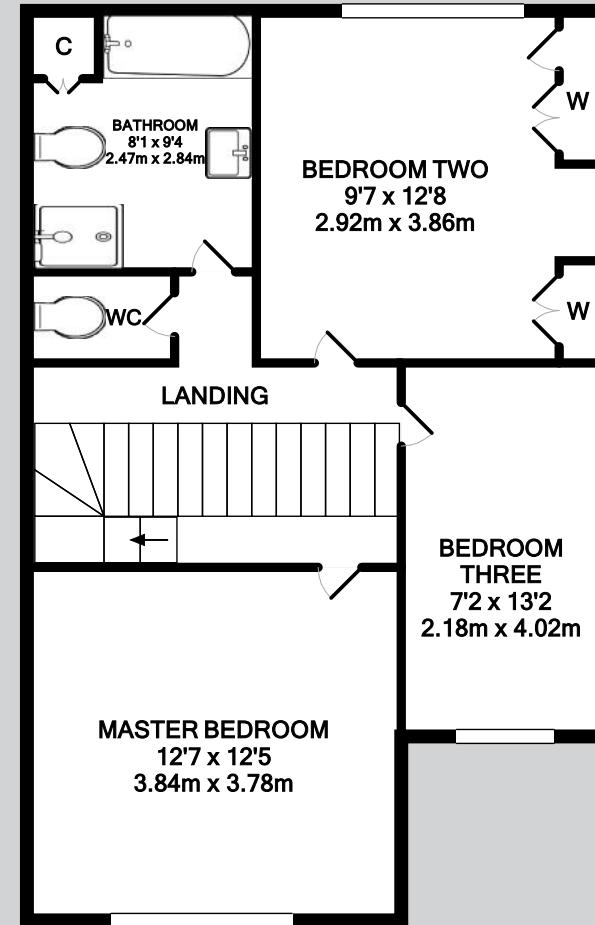
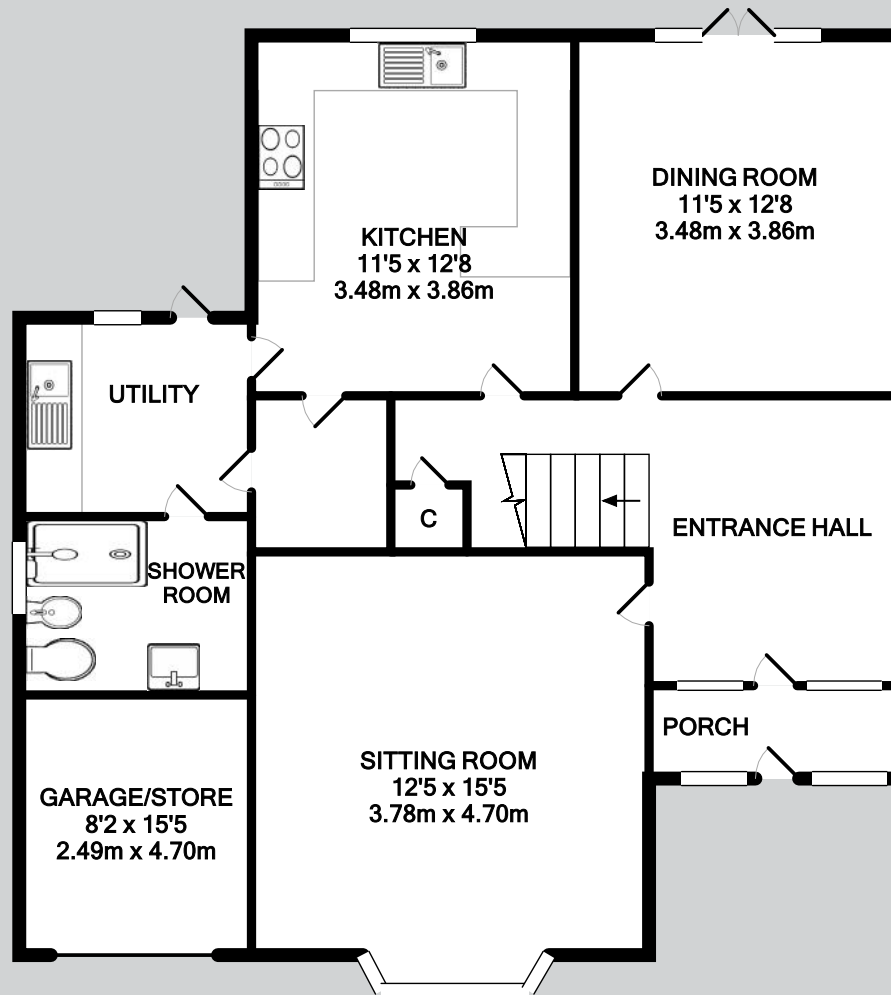
To the front of the property is a gravelled driveway providing ample car standing and giving access to a bike store. Gated side access leads to pretty rear gardens, mainly laid to lawn with patio entertaining area, mature flowerbeds, fenced and hedged boundaries.

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 left hand side.

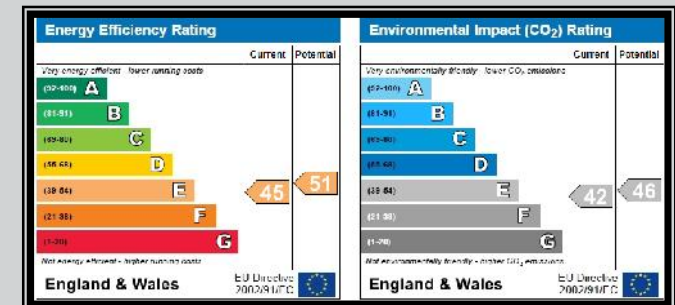






144 Spencefield Lane, Evington, Leicester LE5 6HG

Total Approximate Gross Internal Floor Area = 1487 SQ FT / 138 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.





Leicester Office
 56 Granby Street
 Leicester LE1 1DG
 0116 2854 554
 info@james sellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437



JAMES SELICKS

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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.