

# JAMES SELICKS

23 FULBECK AVENUE

EVINGTON  
LEICESTER LE5 6PP

GUIDE PRICE: £350,000





Occupying a generous wraparound plot, this well-proportioned bungalow enjoys a private setting, framed by mature hedging and gardens to three sides.

**NO ONWARD CHAIN** • entrance hall • living/dining room • kitchen • conservatory • utility area • two bedrooms • office/bedroom three • bathroom • separate WC • side driveway • private rear garden • one-and-a-half size garage • EPC - D

#### Location

Fulbeck Avenue is located approximately three miles east of Leicester, with frequent bus services providing excellent access to Leicester city centre with its mainline railway station and professional quarters. Local day-to-day shopping can be found along Downing Drive and the Uppingham Road.

#### Accommodation

The property opens into a spacious entrance hall housing a useful storage cupboard. The reception room is currently arranged as a combined living/dining room and is a lovely space, enjoying windows to all sides, patio doors and far-reaching field views towards Thurnby.

The kitchen has a window to the rear and is fitted with a range of eye and base level units, ample worktop space, a large stainless steel sink and drainer unit, splashbacks and a serving hatch to the living/dining room, an additional pantry cupboard for storage and a small dining area, with Parquet effect flooring throughout. To the rear of the property is a versatile conservatory-style extension, with a separate utility area with a sink, housing the boiler and providing plumbing for a washing machine and dryer, further storage, and providing access out to both the driveway and rear garden.

Returning to the main accommodation, the master bedroom includes a fitted cupboard and leads into what is currently the third bedroom. This layout offers excellent potential to create an office, walk-in wardrobe, en-suite, or dressing area (subject to the necessary planning consents). Bedroom two is another good-sized double. The bathroom arrangement comprises a small inner lobby with a separate WC, and a main bathroom fitted with a bath, shower over, wash basin, and an airing cupboard.

#### Outside

A side driveway provides parking for two to three vehicles, with steps rising to the main entrance and step-free access to the rear door) and a particularly private rear garden incorporating both lawned and courtyard-style seating areas. There is also a one-and-a-half size garage, suitable for one vehicle and offering additional workshop or storage space.

**Tenure:** Freehold.

**Listed Status:** None.

**Conservation Area:** None.

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

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

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

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

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

**Planning issues:** None our Clients are aware of.

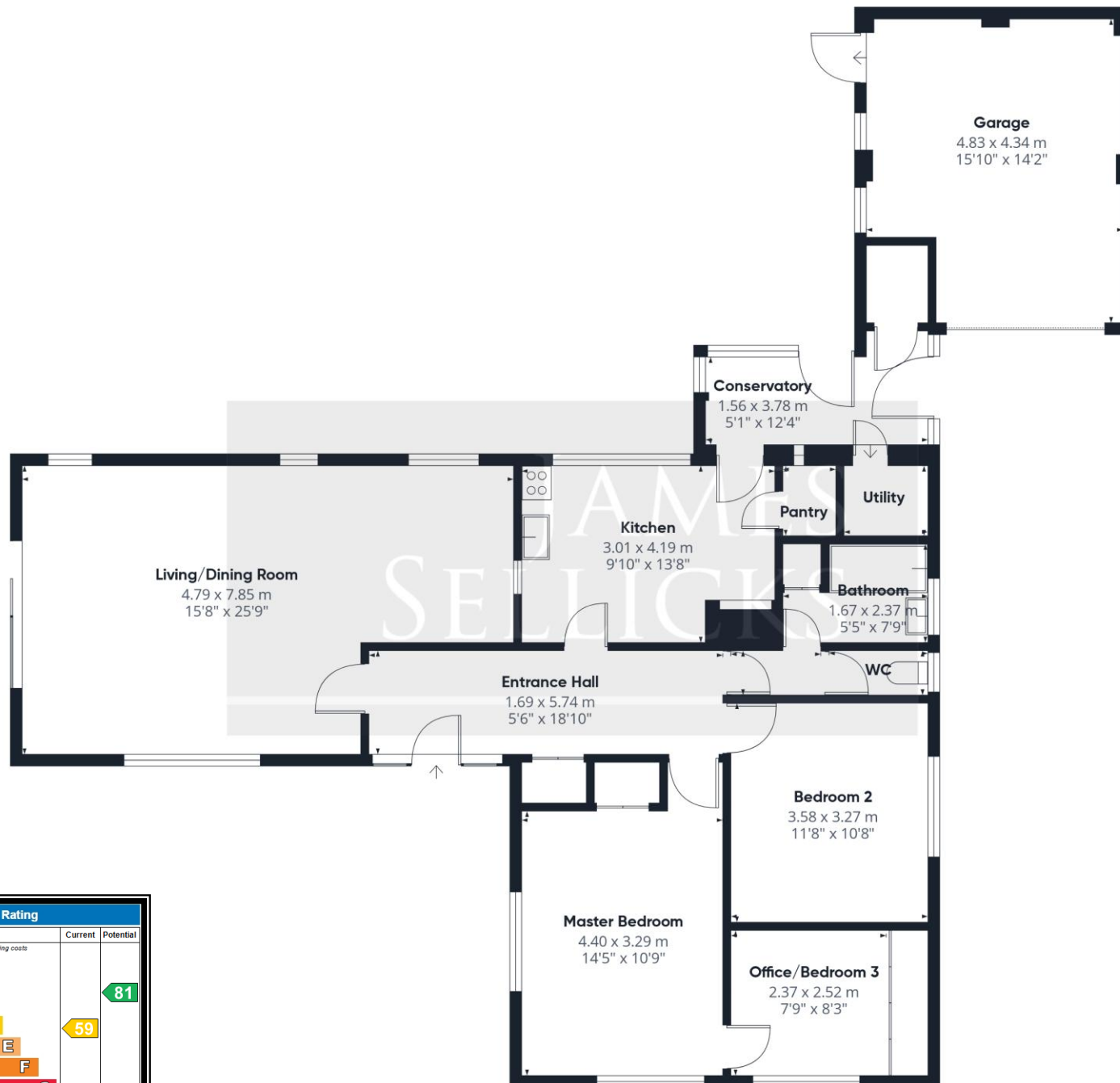










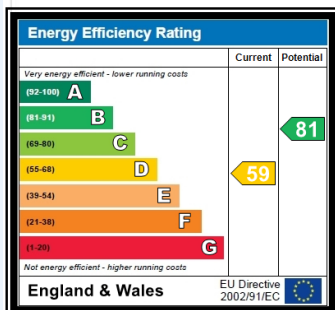


Approximate total area<sup>(1)</sup>  
129.8 m<sup>2</sup>  
1398 ft<sup>2</sup>

(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@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.

