

# JAMES SELICKS

153 SPENCEFIELD LANE

EVINGTON  
LEICESTER  
LE5 6GG

GUIDE PRICE £750,000



An absolutely stunning and substantially extended, four bedroom family home occupying a generous 0.14 acre plot.

Meticulously presented by the current owner, this exceptional home offers stylish, high-specification accommodation arranged over three floors, blending contemporary design with practical living.

Entrance hall • snug • cloakroom • sitting room • family room • dining kitchen • spice kitchen • garage/utility room • three first floor bedrooms, two with en-suites • family bathroom • second floor master bedroom suite with en-suite • driveway • single garage/utility room • superb lawned gardens • detached brick-built home office/gym • open-fronted gazebo • shed • EPC - C

#### Location

Spencefield Lane is located in the popular east suburb of Evington, approximately two miles east of the city centre, providing good access to the professional quarters and mainline railway station along with excellent primary and secondary schooling and day-to-day shopping found within the nearby Evington village.

#### Accommodation

The property benefits from underfloor heating to the ground floor and is entered via a contemporary front door into an impressive reception hall and snug area, featuring built-in seating, shelving and storage cupboards and housing the stairs to the first floor and useful ground floor cloakroom.

To the front of the property is a beautifully presented reception room with an electric fire and contemporary surround. To the rear, a family room opens into an impressive extended dining kitchen, creating a superb open-plan entertaining space. The stunning dining kitchen boasts an extensive range of grey high-gloss eye and base level units and drawers complemented by a large central island. Integrated appliances include a Bosch electric oven, a five-ring gas hob with stainless steel canopy extractor, and a Samsung American-style fridge freezer with ice and chilled water dispenser. Twin under-mounted sinks, one with an instant hot tap, further enhance the space. The room is flooded with natural light from a roof lantern and benefits from air conditioning and bi-fold doors opening onto the rear garden. A further spice kitchen provides additional preparation space and includes a range of gloss units, stainless steel sink, plumbing for appliances and a Rangemaster Professional cooker with gas hob and extractor over; a door leads through to the integral garage/utility room.

To the first floor, a spacious landing houses the stairs to the second floor and leads to three double bedrooms. Bedroom two with a well appointed walk-in dressing room and a stylish en-suite featuring a contemporary white suite and walk-in shower. Bedroom three also enjoys built-in wardrobes and its own en-suite shower room, while bedroom four has fitted wardrobes and is served by a luxurious, fully tiled family bathroom comprising a freestanding bath, a walk-in shower with drench head, a wall hung WC and a wash hand basin atop a vanity unit with a mirror above and drawers beneath.

The superb master bedroom suite is located on the second floor and is light and bright by virtue of three rooflights, enjoying plenty of built-in storage and a private, fully tiled en-suite with a three piece suite comprising a bath with freestanding taps, an enclosed WC and a wash hand basin set into a vanity unit with storage.







### Outside

The property is set behind a brick boundary wall with a tarmac driveway providing ample off-street car standing and access to the single garage which has an electric door. To the rear of the property is a beautifully arranged garden, designed with entertaining in mind, featuring a large slate paved patio with steps leading down to a well-maintained lawn and raised planted borders.

To the rear of the plot is an excellent detached brick-built home office/gym, offering superb versatility. This space includes a sitting room with kitchenette, shower room and a separate room, making it ideal for home working, guest accommodation or leisure use. Adjacent is an open-fronted gazebo, with a useful storage shed positioned behind.

**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:** Cable, speed 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:** Two-storey property, no specific accessibility modifications made.

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







# Spencefield Lane, Evington, Leicester, LE5

Approximate Area = 2369 sq ft / 220.1 sq m

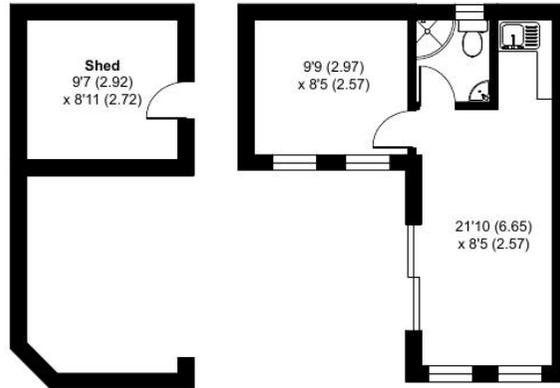
Limited Use Area(s) = 275 sq ft / 25.5 sq m

Garage = 198 sq ft / 18.4 sq m

Outbuilding = 358 sq ft / 33.3 sq m

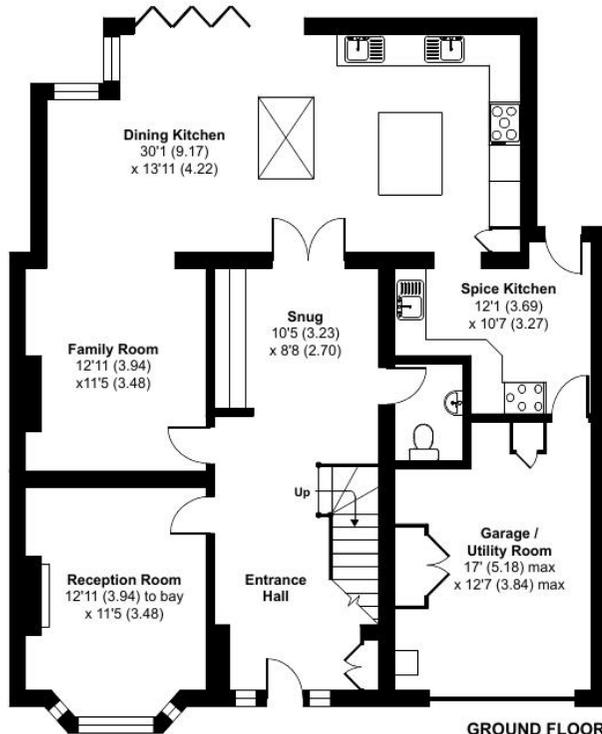
Total = 3200 sq ft / 297.3 sq m

For identification only - Not to scale

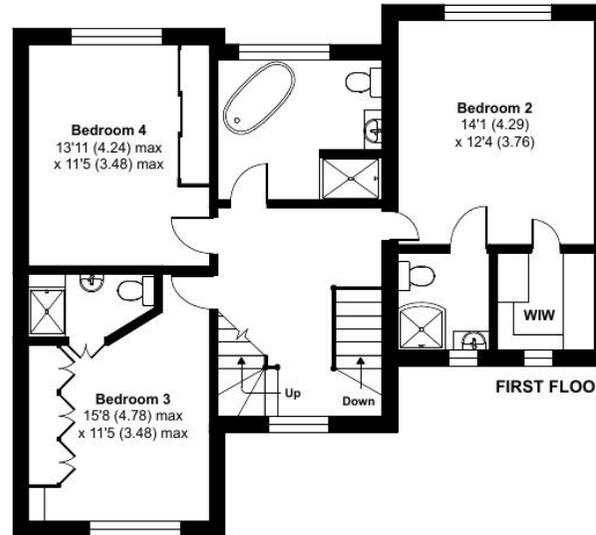


OUTDOOR OFFICE / GYM

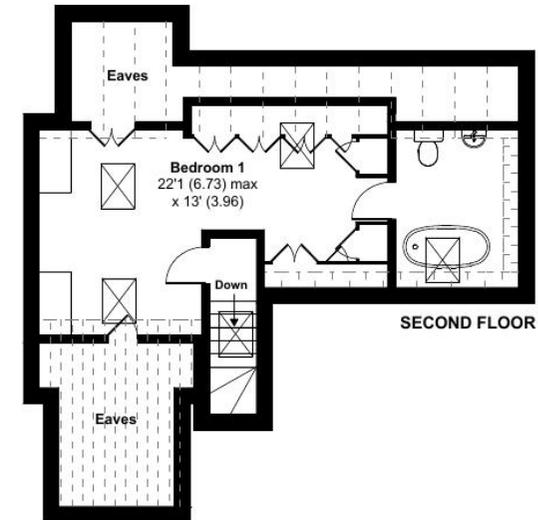
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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.

