

160 WINTERSDALE ROAD

EVINGTON, LEICESTER LE5 2GN

GUIDE PRICE: £360,000

JAMES  
SELICKS





Situated on a double plot adjacent to the Bushby Brook, an extended, three bedroom semi-attached property thought suitable for further extension and adaptation (subject to the necessary planning consents) and offered for sale with no upward chain.

Porch • entrance hall • ground floor shower room • through lounge/dining room • conservatory • extended breakfast kitchen • three bedrooms • bathroom • driveway • single garage • large rear garden • summerhouse • NO CHAIN • EPC - tbc

#### Location

Wintersdale Road lies just off the Uppingham Road, east of Leicester and provides excellent access to the city centre, professional quarters and mainline railway station, local day-to-day shopping found along the Uppingham Road and Downing Drive, and popular local schooling.

#### Accommodation

The property is accessed via twin uPVC doors leading to a porch with an inner door into the entrance hall housing the stairs to the first floor. A useful ground floor shower room provides a low flush WC, pedestal wash hand basin and a double shower cubicle. The through lounge/dining room has a window to the front elevation, a contemporary gas living flame effect fire and double doors leading into the conservatory, of brick and uPVC construction with French doors leading onto the rear garden.

The extended breakfast kitchen has three windows and provides a range of eye and base level units and drawers, roll edge laminated worktops, tiled splashback and a stainless steel sink and drainer unit, a double oven with halogen hob and extractor unit above, and access to the garage.

The first floor landing gives access to three bedrooms, two with fitted wardrobes and a family bathroom with an opaque glazed window, part tiled walls and a white three piece suite comprising an inset wash hand basin and WC with storage, a panelled bath with shower over.

#### Outside

A large block paved driveway behind a low-level wall provides off street car standing and access to a single garage. Twin timber gates lead to the large rear garden which is mainly laid to lawn with a block paved patio area, a timber summerhouse and fenced boundaries..

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: C

Conservation Area: No

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

Broadband delivered to the property: unknown.

Wayleaves, Rights of Way & Covenants: Request from STW to access culvert to the rear.

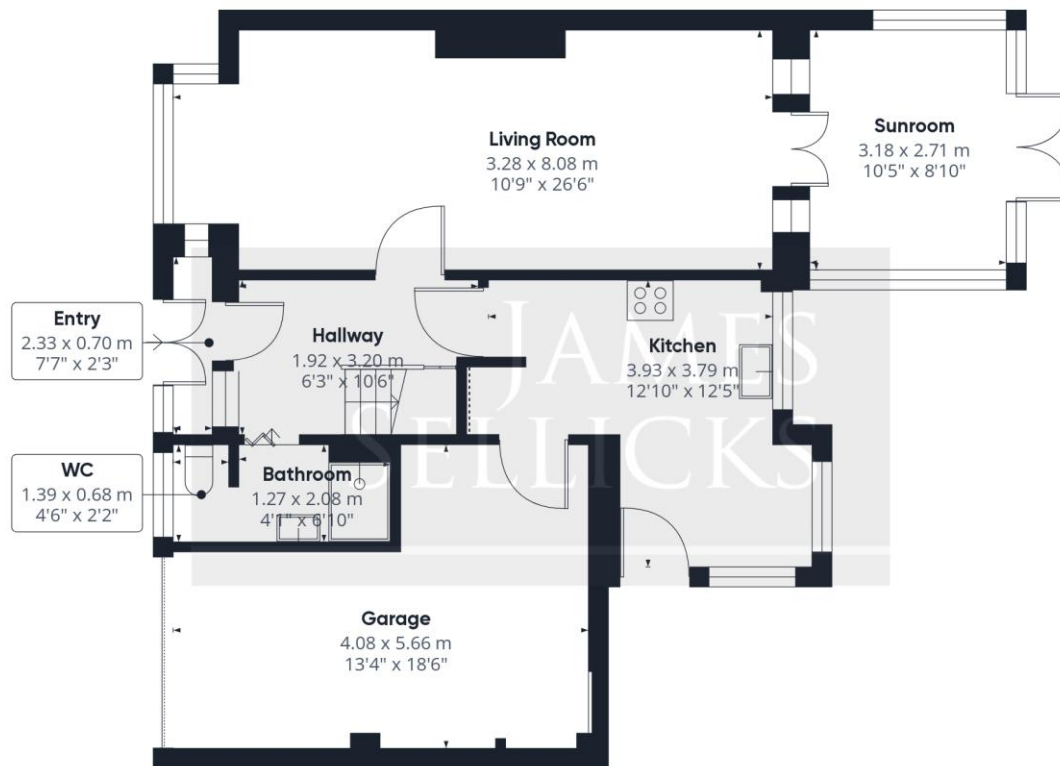
Flooding issues in the last 5 years : None our Clients are Aware of.

Accessibility issues : Two-storey property, no accessibility modifications made.

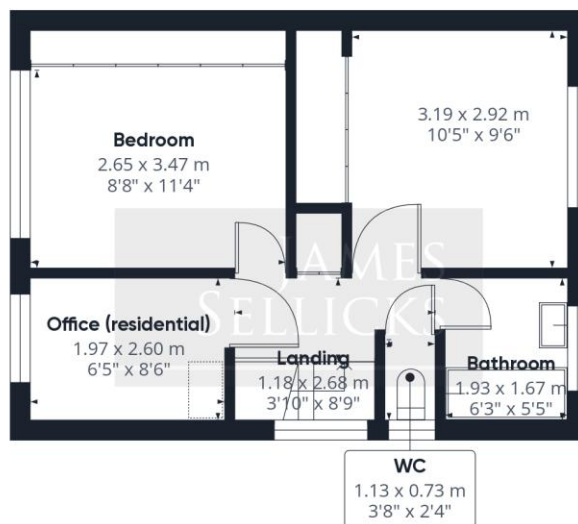
Planning issues: Permission for a detached property on the land was refused in 1977.



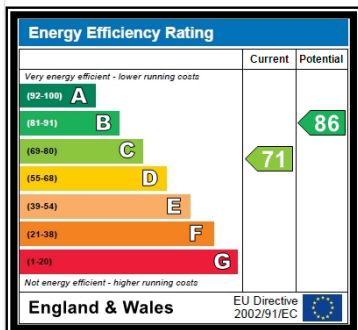




Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

111.54 m<sup>2</sup>

1200.61 ft<sup>2</sup>

Reduced headroom

0.03 m<sup>2</sup>

0.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesllicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesllicks.com](http://jamesllicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) 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 purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.

