



JAMES  
SELICKS

162 SPENCEFIELD LANE

EVINGTON  
LEICESTER  
LE5 6HG

GUIDE PRICE: £695,000

A beautifully presented four-bedroom, two bathroom period detached home situated on the highly sought-after Spencefield Lane, long regarded as one of the County's premier residential addresses.

This impressive property combines character features with modern enhancements, offering spacious and versatile accommodation ideal for family living. Thoughtfully extended and well maintained throughout, the home enjoys a south-facing garden, ample parking, and a range of high-quality finishes.

Porch • entrance hall • WC • sitting room • dining room • orangery • dining kitchen • utility room • master bedroom • en-suite • three further bedrooms • family bathroom • separate WC • driveway • pretty frontage • garage • south-facing rear gardens • versatile outbuilding • alarm system • EPC - C

#### Location

Spencefield Lane is extremely popular, not only for its ease of access via to Leicester city centre with its professional quarters and mainline railway station (London St Pancras in approximately one hour) but also the access via the A47 to some of the County's most scenic countryside and the proximity to local amenities within Evington village itself including an abundance of shopping, popular local schooling a post office, parish church, Evington Park tennis courts and bowls club and the Leicestershire Golf Club only a short distance away.

#### Accommodation

The property is entered via a porch (installed approximately five years ago) featuring an attractive skylight lantern that creates a bright and welcoming entrance. A glazed door leads into the hallway which retains a wealth of character including a picture rail, original wooden flooring and a stained glass window, which is mirrored on the first floor. This entrance also houses a modern glass balustrade staircase leading to the first floor with an understairs storage cupboard beneath and a useful ground floor WC with a designer wash hand basin, Amtico flooring and automatic lighting.

The sitting room has a bay window to the front, Amtico flooring, a picture rail and a feature fireplace surround with an inset gas fire. The dining room boasts a feature open fireplace with original stained glass windows either side, picture rail, Amtico flooring and bi-fold doors opening through to the orangery, creating an excellent space for entertaining. The orangery is a wonderful addition, with a skylight lantern providing an abundance of natural light, Travertine flooring, a patio door to the side and large bi-fold doors opening onto the rear garden.

The dining kitchen is well-appointed with an excellent range of eye and base level units, drawers and open glass-fronted cabinets, substantial premium granite preparation surfaces and an undermounted sink with flexi tap. Integrated appliances include a Hisense dishwasher, Bosch fridge and freezer and a Rangemaster extractor hood with space beneath for a gas Range-style cooker; there is also space and plumbing for a washing machine, Travertine flooring with underfloor electric heating and a dining area. A utility room houses the boiler, hot water tank (approx 6 years old) and provides space for a tumble dryer.

To the first floor, a landing continues the glass balustrade staircase and features a picture rail and a stained glass window to the side. The spacious master bedroom has a bay window to the rear, Amtico flooring, picture rail, fitted wardrobes and an en-suite comprising a double shower enclosure with a rainfall shower head, body jets and a handheld attachment, a WC and wash hand basin, complemented by a chrome radiator and adjustable mood lighting.

Bedroom two is a lavish double, with a bay window to the front, Amtico flooring and extensive fitted corner wardrobes. Bedroom three is also a generous double, with two original stained glass windows, a fitted wardrobe and picture rail. Bedroom four is a well-proportioned double with a dormer window to the front. The family bathroom houses the airing cupboard and features a rolltop bath on claw feet, a pedestal wash hand basin, fitted corner storage, a Victorian-style radiator, part tiled walls and Karndean flooring. A separate WC with automatic lighting, matching flooring and tiling provides a low flush suite. Technology and automation has been built into the home, with smartphone or voice controlled lighting across most of the ground floor and garden. A Hive heating ecosystem running a Worcester system boiler allows the independent control of each radiator, again via smartphone or voice control, allowing fully zoned heating and enables you to turn on your heating and lights before you arrive home.







### Outside

The property's frontage is enhanced by beautifully maintained mature shrubbery, and benefits from an electric vehicle charging point. A tarmac driveway provides off-road parking for up to four vehicles and access to a single garage with a roller door, side window, power and lighting, currently utilised as a storage and gym area.

The rear garden enjoys a south-facing aspect and is predominantly laid to lawn bordered by mature planting and trees. There is a versatile outbuilding surrounded by decking (currently used as a study, games room and bar) complete with power, lighting and an electric radiator, and a large storage shed (8' x 8'). The property benefits from outdoor sockets to both the front and rear, as well as an external water tap.

**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:** Fibre & cable, 1000+ mbps.

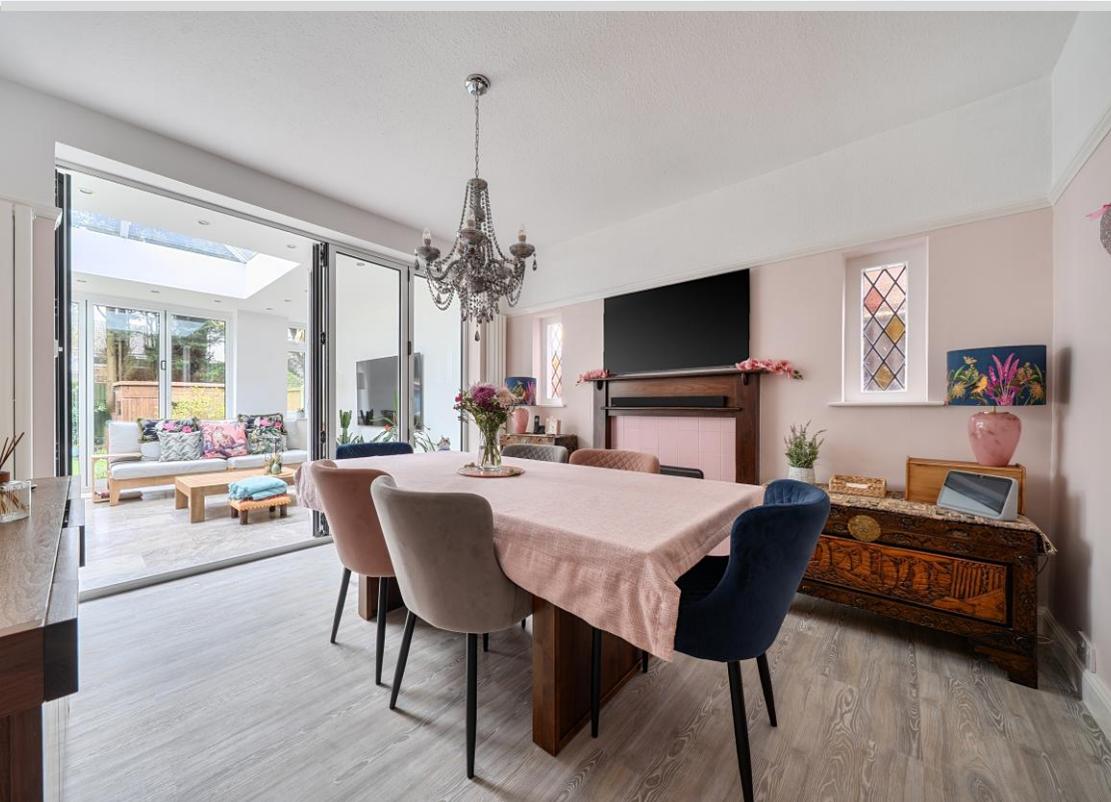
**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** Residential use only.

**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

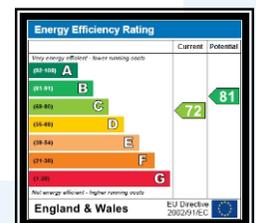
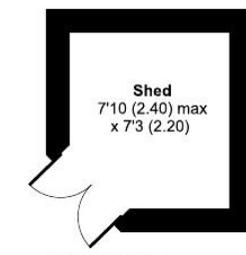
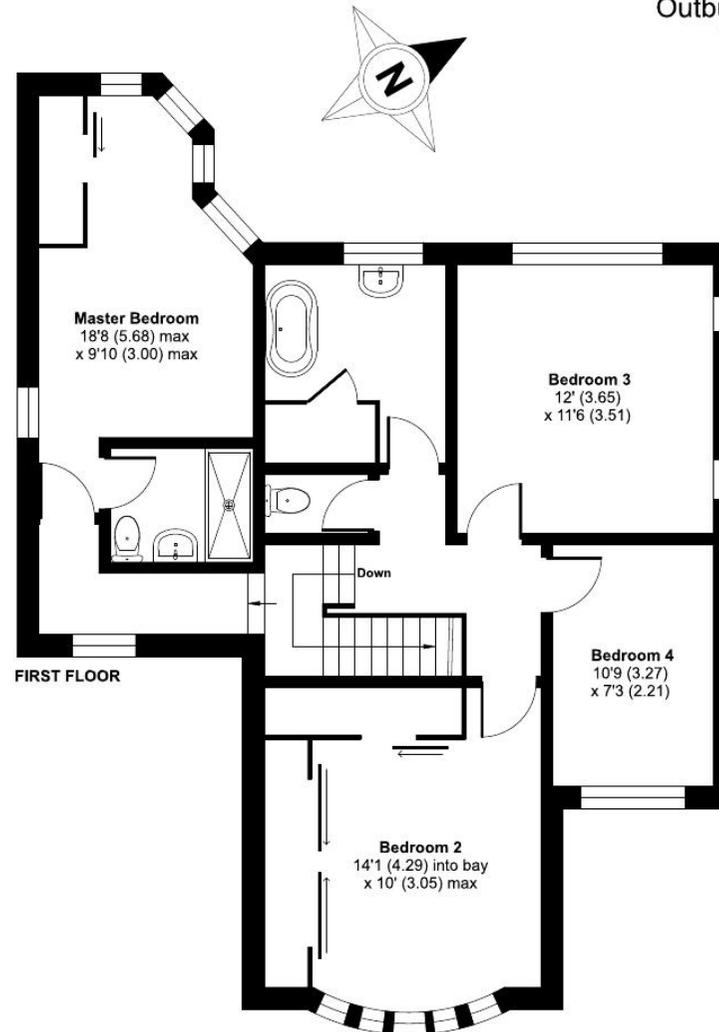
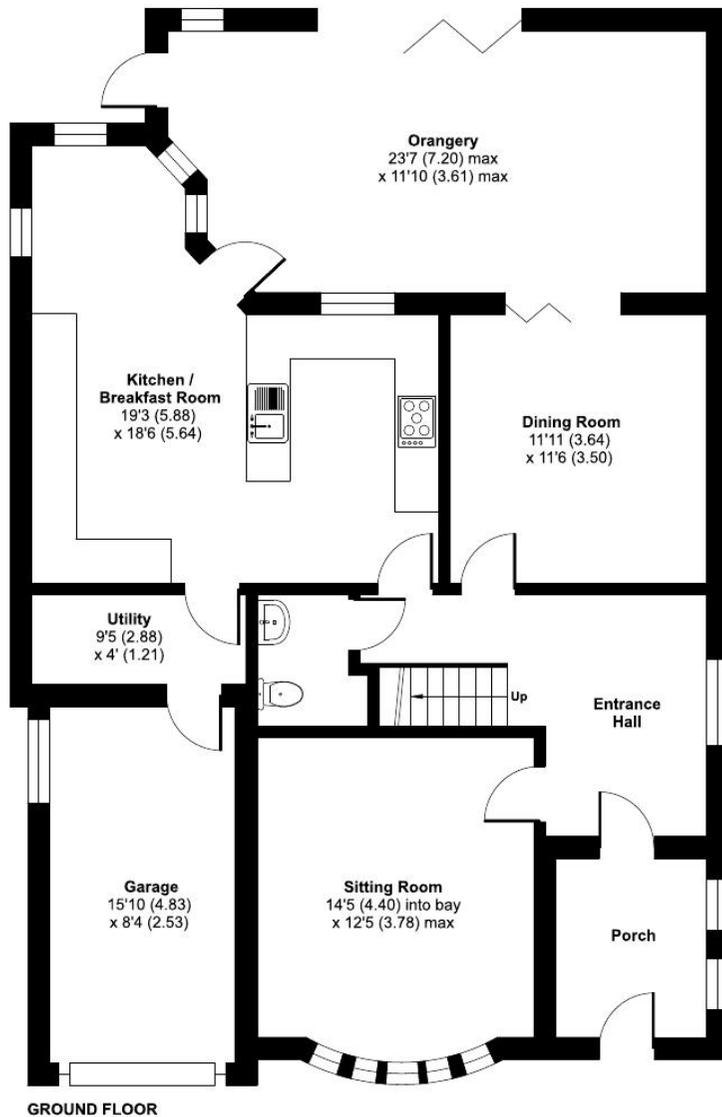
Approximate Area = 1968 sq ft / 182.8 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuildings = 187 sq ft / 17.3 sq m

Total = 2287 sq ft / 212.3 sq m

For identification only - Not to scale



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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.

