

JAMES SELICKS

456 UPPINGHAM ROAD

EVINGTON
LEICESTER
LE5 2GG

GUIDE PRICE: £650,000





An individual and substantial six-bedroom detached family home, incorporating versatile annexe accommodation, occupying a generous, mature plot on the prestigious Uppingham Road in Evington. Offering over 2,500 square feet of accommodation, the property enjoys a wealth of character, generous reception rooms and beautifully established gardens, providing an excellent opportunity for family living in one of Leicester's most desirable residential locations.

Substantial detached family home • over 2,500 square feet of accommodation • sought-after residential location • ground floor annexe • two generous reception rooms • impressive vaulted dining room with exposed brickwork • breakfast kitchen, separate utility & ground floor WC • established, private gardens to front & rear • generous parking & large garage • EPC - C

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 the city centre and professional quarters, popular schooling and local shopping in Evington village.

Accommodation

The spacious porch features a vaulted ceiling and tiled flooring, with access to the annexe and main accommodation. An inner entrance hall houses the staircase to the first floor, with a useful understairs storage cupboard and access to the principal reception rooms. The front sitting room enjoys a deep bay window overlooking the gardens and features an attractive period-style fireplace with a decorative timber surround, tiled inserts and display alcoves to either side. A further sitting room provides a comfortable, inviting reception space, featuring a substantial exposed brick fireplace with a gas fire, raised hearth and timber mantel.

A wide opening leads through to the impressive dining room, undoubtedly one of the property's standout features. This wonderfully proportioned room enjoys a striking vaulted, timber-clad ceiling, exposed brick walls and oak flooring, with extensive glazing providing delightful views across the rear garden. Offering ample space for a large dining table, it provides an excellent setting for both everyday family dining and entertaining.

The breakfast kitchen is fitted with a range of cream wall and base units and drawers, complemented by composite preparation surfaces and tiled splashbacks. Appliances include a double oven, hob and extractor, dishwasher and undercounter fridge. An attractive slate tiled floor, exposed brick detailing and space for a breakfast table add to the room's character, whilst a window overlooks the rear garden. A door leads to a covered passageway providing access to the garage and a separate utility room with additional storage, a sink, washing machine and tumble dryer. A ground floor WC completes the principal accommodation.

A particular advantage of the property is the ground floor annexe, accessed independently from the porch and offering excellent flexibility for multi-generational living, visiting family or guests. The accommodation comprises a double bedroom with a bay window overlooking the front garden, a shower room and a generous sitting room incorporating a kitchenette. The sitting room features a fireplace and French doors opening onto the rear garden, providing an attractive degree of independence whilst remaining connected to the main house.

The master bedroom benefits from an en-suite bathroom, featuring a corner bath, separate shower enclosure, wash hand basin, WC and bidet. The four further bedrooms offer flexible accommodation for family members, guests or home working. The family bathroom features a bath, wash hand basin, WC and space for a corner shower cubicle.





Outside

The property is approached via a private service road, with a generous driveway providing off-road parking and access to a large garage. Mature trees, shrubs and established planting create an attractive, secluded setting for the south-facing front garden, whilst a pathway leads to the front door. The generous rear garden is a wonderful feature, enjoying a lawned area surrounded by mature trees, hedging and an abundance of established planting. A paved terrace provides space for outdoor entertaining, whilst the garden's leafy surroundings create a peaceful and private setting. The substantial garage provides excellent storage space.

Please Note: The property benefits from an extensive frontage extending to the rear of the footpath along Uppingham Road, all within the property's ownership. We are advised that the existing planting could be removed to create two additional parking spaces, providing five spaces in total, with potential for a sixth adjacent to the driveway leading to the garage.

Listed Status: None. **Conservation Area:** None.

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

Services: Gas-fired central heating & a water meter. **Broadband:** FTTC, 61.46mbps

Construction: Believed to be brick & block cavity wall with clay tiled roof.

Wayleaves, Rights of Way & Covenants: Access is via a shared private service road. There is no possibility of direct vehicle access from the plot to the A47.

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

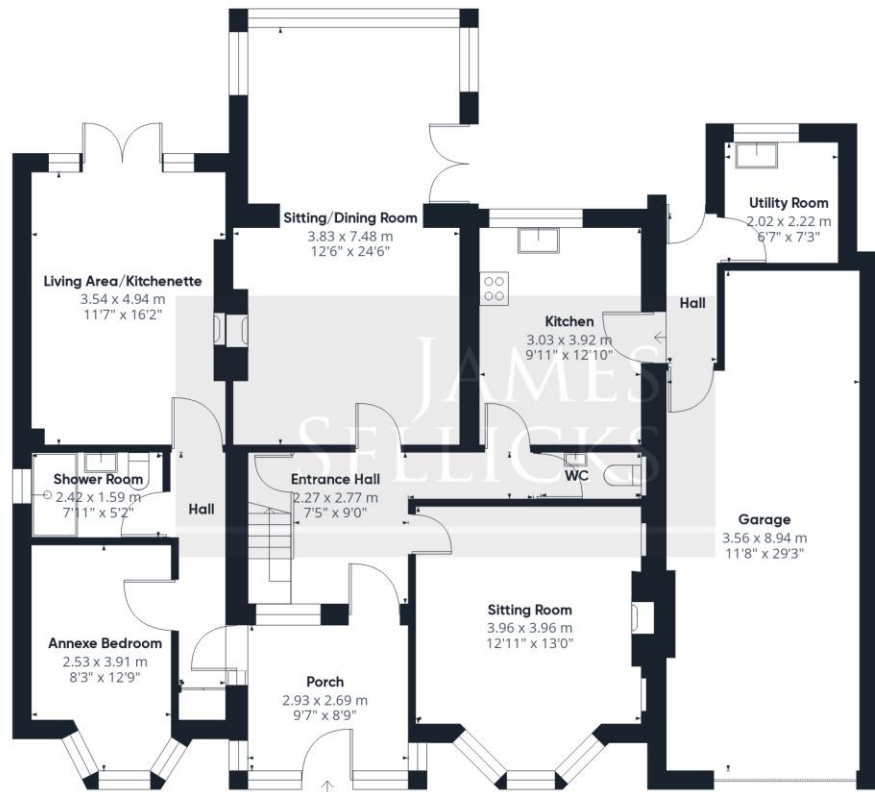
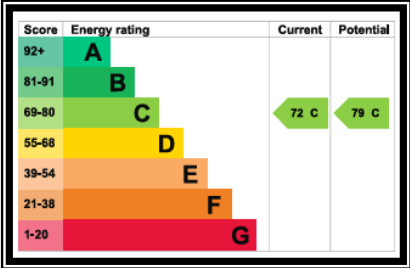
Planning issues: None our Clients are aware of.

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

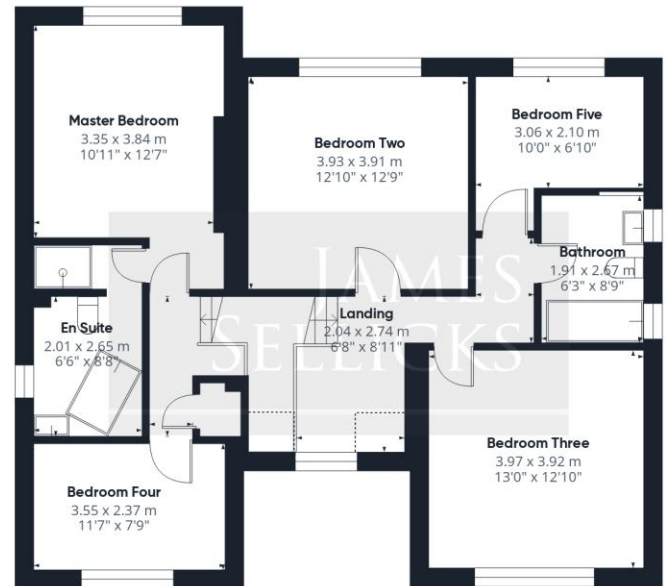








Floor 1



Floor 2

Approximate total area⁽¹⁾

234.4 m²

2522 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.

