



JAMES  
SELICKS

472 Uppingham Road  
EVINGTON, LEICESTER

Sales • Lettings • Surveys • Mortgages





## Uppingham Road

Evington  
Leicester

A stunning and largely extended, four bedroom, two bathroom detached family home with a fantastic showcase living kitchen and vaulted ceilings, positioned on a slip road just off Uppingham Road, opposite Spencefield Lane.

Porch | entrance hall | front reception room | rear reception room | extended living kitchen | utility room | ground floor bedroom four | shower/cloakroom | three further double bedrooms | family bathroom | driveways | single garage | landscaped, lawned rear gardens | large store room | EPC - tbc

### LOCATION

The property is located east of Leicester, close to Spencefield Lane with a good range of local shopping facilities found at nearby Evington village and a wider range of amenities within Leicester city centre.

### ACCOMMODATION

The property is entered via a uPVC double glazed front and porch with a glazed inner door leading into the entrance hall housing two understairs storage cupboards and the stairs to the first floor. The front reception room has a gas living flame effect fire with marble hearth and back, painted surround, a uPVC double glazed bay window to the front elevation and a further stained and leaded window to the side. The rear reception room has an open fireplace with marble hearth and back, painted surround, uPVC double glazed window and door to the rear elevation. The stunning, extended living kitchen boasts a good range of eye and base level units, Corian preparation surfaces, an undermounted one and a quarter bowl sink with mixer tap over, A five-ring gas hob, double oven with microwave oven, integrated fridge, space and plumbing for a dishwasher, two uPVC double glazed windows to the side elevation, a double glazed Velux rooflight and double doors to the rear elevation. A utility room provides a range of base level units, space and plumbing for a washing machine and tumble dryer, two double glazed Velux rooflights and access to the garage. Bedroom four/Study has a uPVC double glazed window to the front. A shower room completes the ground floor accommodation, having a low flush WC, inset wash hand basin with cupboards under, a shower cubicle with fixed and flexible shower heads and a double glazed Velux rooflight.







To the first floor is a landing housing the airing cupboard and boasting a stained and leaded window to the side elevation. The master bedroom has built-in wardrobes with cupboards over, a uPVC double glazed bay window to the rear elevation and a further stained and leaded window to the side elevation. Bedroom two has built-in wardrobes with cupboards over, a built-in chest of drawers, a uPVC double glazed bay window to the front elevation and a further stained and leaded window to the side elevation. Bedroom three has built-in wardrobes and a uPVC double glazed bay window to the front elevation. The family bathroom has a three piece suite comprising an enclosed WC, inset wash hand basin with cupboards beneath a corner bath with shower attachment over and a uPVC double glazed window to the rear elevation.

### OUTSIDE

To the front of the property are gravelled and tarmac driveways with planted borders, a lawned area to the opposite side of the slip road and a single garage. To the rear of the property are beautifully maintained gardens with paved and gravelled seating areas, a lawned area with planted borders, a large block built store room and a further side storage area attached to the property.

### DIRECTIONAL NOTE

Proceed out Leicester on the A47 Uppingham Road in an easterly direction, crossing over the Goodwood Road/Colchester Road traffic light intersection, where you follow this road passing Lodge Farm Road, where you take a left hand turn into the Uppingham Road slip road, and immediately right and the property can be found on the left hand side.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Leicester City Council

**TAX BAND:** D

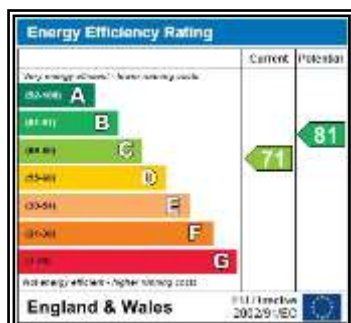






## Ground Floor

Approx. 107.2 sq. metres (1154.4 sq. feet)



## First Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area approximate = 1674.1 SQ FT / 155 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





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#### Measurements 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.

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