



JAMES
SELICKS

7 ST PHILIPS ROAD

EVINGTON, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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7 St Philips Road

Evington
Leicester
LE5 5TR

A stunning, bay fronted Edwardian semi-detached family home, having undergone a comprehensive scheme of refurbishment by the present owners, now providing stylish accommodation whilst remaining sympathetic to the original architecture.

Recessed porch | entrance hall | through lounge/dining room | breakfast kitchen open to a rear sun room/dining area | cloakroom | four bedrooms | bathroom | gravelled frontage | deep lawned rear gardens | single garage | EPC-tbc

LOCATION

The property is located just off Kimberley Road, providing convenient access to the city centre, professional quarters and mainline railway station, with more local shopping facilities provided by the nearby Allandale Road and Francis Street parades and Evington Lane.

ACCOMMODATION

The property is entered via a recessed porch and part glazed front door into an entrance hall enjoying the original black and white tiled flooring and housing the stairs to the first floor. The through lounge/dining room has a sitting area with a double glazed bay window to the front, cast iron log burner, shelves into the chimneybreast recess, stripped floor boards and is open to the dining room which has a cast iron horse shoe shaped fireplace with a stripped timber surround, stripped floor boards and double glazed door with windows either side to the rear elevation. The breakfast kitchen has a good range of eye and base level units, one and a quarter bowl stainless steel sink with chrome mixer tap over, Smeg oven, four-ring gas hob and stainless steel extractor unit above, plumbing for dishwasher and automatic washing machine, space for condenser dryer, stripped floor boards, understairs pantry cupboard, further boiler

cupboard housing the Glow Worm wall mounted boiler, two double glazed windows to the side elevation, and is open to a sun room, of brick and uPVC construction with tiled flooring, door to side elevation and sliding patio doors leading to the rear raised decked area. A cloakroom provides a white two piece suite comprising low flush WC and wash hand basin with uPVC double glazed window to the side.

To the first floor is a landing housing an original storage cupboard, further airing cupboard and providing access to the master bedroom with a cast iron horse shoe shaped fireplace, stripped floor boards and two windows to the front elevation. Bedroom two has a cast iron horse shoe shaped fireplace, stripped floor boards and a window to the rear elevation. Bedroom three has stripped floor boards and a window to the rear. Bedroom four has stripped floor boards and a window to the side elevation. The bathroom has a white three piece suite comprising a low flush WC, wash hand basin and panelled bath with shower over, chrome heated towel rail, fully tiled walls and a window to the side elevation.

OUTSIDE

To the front of the property is a gravelled frontage behind a private hedge. To the rear are deep lawned gardens with a raised decked area abutting the sun room. To the rear of the garden is a single garage, accessed via a secure, private entrance off Kimberley Road.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, crossing the Victoria Park roundabout and eventually taking a left hand turn into Holmfield Road. Continue along this road turning eventually left onto Kimberley Road and right onto St Philips Road where the property can be located on the left hand side.





AWAITING

FLOORPLAN

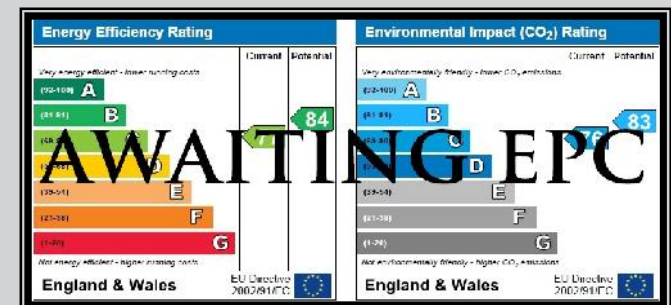
7 St Philips Road, Evington, Leicestershire LE5 5TR

Total Approximate Gross Internal Floor Area = SQ FT / SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



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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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Ravensworth 01670 713330