

JAMES SELICKS

45 HEADLAND ROAD

EVINGTON
LEICESTER
LE5 6AE

GUIDE PRICE £300,000



This well-proportioned three-bedroom semi-detached home occupies a generous plot and offers comfortable accommodation throughout, complemented by off-road parking and an enclosed rear garden.

Porch • hall • sitting room • dining room • kitchen • three bedrooms • bathroom • driveway • large, mature rear gardens • EPC - D

Location

Evington is a popular suburb, conveniently located for ease of access to the professional quarters and mainline railway station within the city centre, and is also within walking distance to the fashionable Allandale Road and Francis Street shopping parades.

Accommodation

The accommodation is entered via a useful porch leading into a welcoming hallway. To the front of the property, the sitting room is a particularly comfortable space, filled with natural light from the broad bay window and enhanced by character beams across the ceiling. Beyond, the dining room enjoys views over the rear garden with direct access outside, creating a natural extension of the living space during the warmer months. The kitchen has been thoughtfully refurbished with contemporary cabinetry, generous work surfaces and a practical layout, with further access to the garden.

The first floor provides three bedrooms, including two comfortable doubles and a versatile single, all served by a modern family bathroom with a three piece suite.

Outside

The property is approached via a driveway providing off-road parking. To the rear, the enclosed garden offers an excellent balance of patio and lawn, presenting an opportunity for keen gardeners or those wishing to create an attractive outdoor entertaining space.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

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

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

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

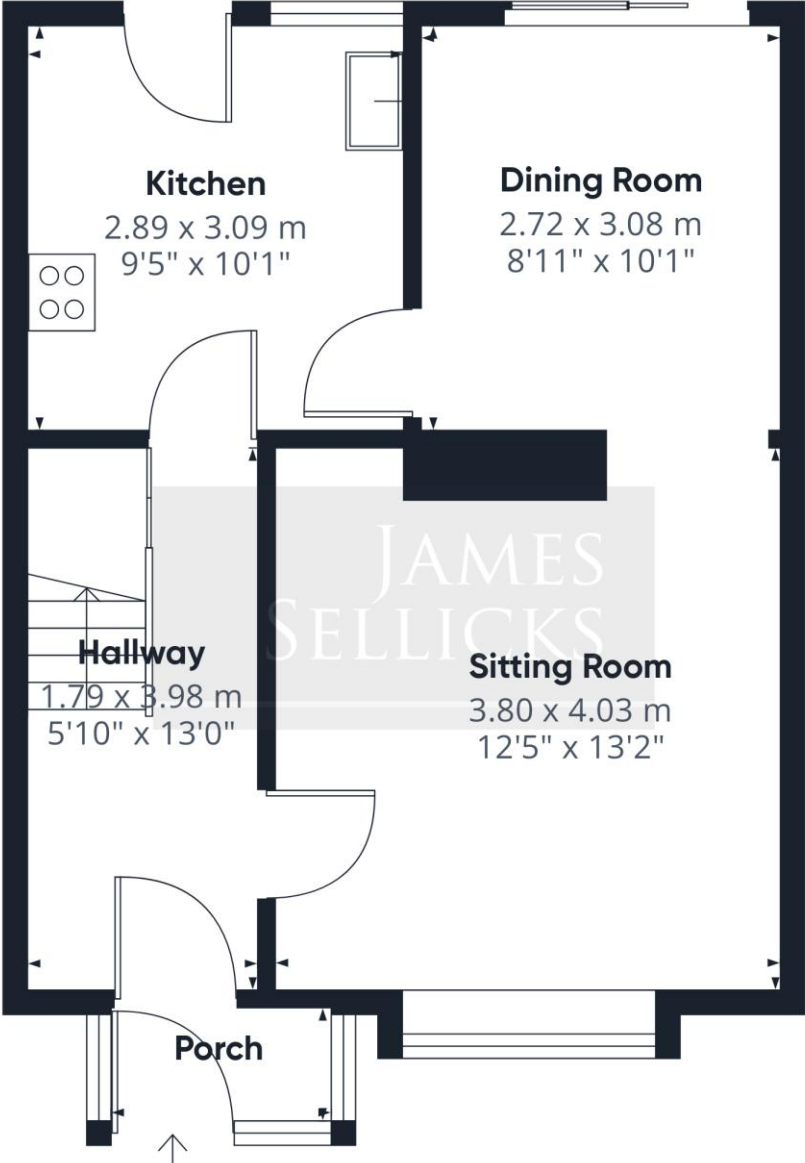
Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.

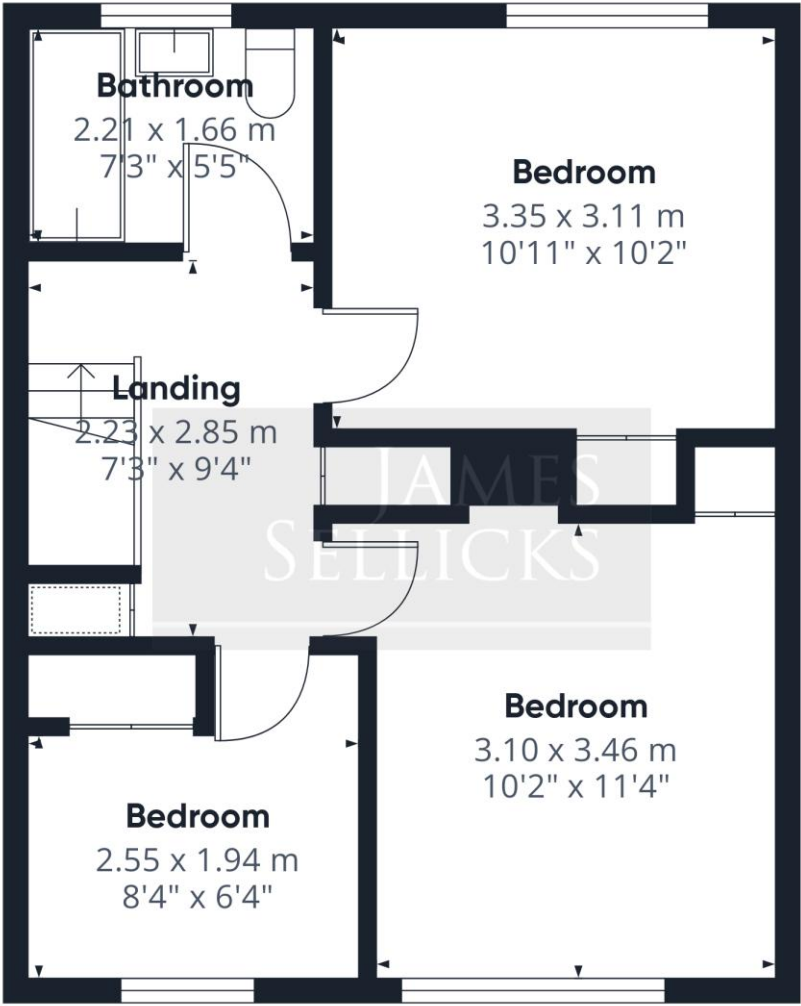








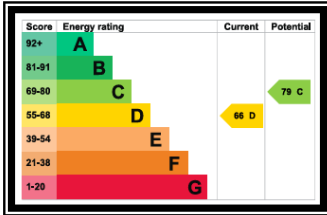
Floor 1



Floor 2

Approximate total area⁽¹⁾
79.7 m²
859 ft²

(1) Excluding balconies and terraces



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

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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.

