

JAMES
SELICKS



1 PLYMOUTH DRIVE
EVINGTON, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

1 Plymouth Drive, Evington, Leicester LE5 5NN

An immaculately presented, five bedroom, three bathroom detached family home with the added bonus of a two-storey, self-contained annexe.

House: porch | entrance hall | sitting room | family room | kitchen | utility | bathroom | ground floor bedroom five | walk-in wardrobe | en-suite | four first floor bedrooms | en-suite | bathroom |

Annexe: entrance hall | sitting room | kitchen | shower room | two first floor storage/study rooms | cloakroom | driveway | lawned rear gardens | EPC - D

LOCATION

The property is located within easy walking distance of Evington village centre where there is a good range of shopping facilities, excellent schooling and frequent bus services into the city centre with its professional quarters and mainline railway station.

ACCOMMODATION

MAIN HOUSE

The property is entered via a smart composite door into a porch with laminate flooring and an inner door leading into a spacious entrance hall with designer radiators and feature spotlighting, housing the staircase to the first floor. Ground floor bedroom five has a double glazed window to the front, walk-in wardrobe and a superb en-suite shower room with a three piece suite comprising a large shower cubicle with fixed and flexible shower heads, an enclosed WC, trough wash hand basin with drawers beneath, mixer tap, mirror and light above, chrome heated towel rail, inset ceiling spotlights, laminate flooring and fully tiled walls. The sitting room has double glazed windows to the front and side. Double doors lead into the family room, which has a double glazed window to the rear and a further skylight. The kitchen has a good range of urban gloss fronted eye and base level units and drawers, ample preparation surfaces, a double bowl sink with mixer tap over, space for range style oven and hob, glass splashback and extractor unit above, space and plumbing for American style fridge-freezer and dishwasher, part tiled walls, tiled floor, inset ceiling spotlights, skylight, double glazed window and door to rear. A utility room provides further white appliance space.

To the first floor a landing provides loft access. The master bedroom enjoys an abundance of natural light by virtue of two double glazed windows to the front and side and two further skylights, has extensive built-in wardrobes and a stunning en-suite shower room with a three piece suite comprising a large shower cubicle with fixed and flexible shower heads, an enclosed WC, trough wash hand basin with drawers beneath, mixer tap, mirror and light above, chrome heated towel rail, inset ceiling spotlights, laminate flooring and fully tiled walls. Bedroom two has a double glazed bay window to the front elevation and built-in wardrobes. Bedroom three has a window to the rear and built-in wardrobes. Bedroom four has a window to the front and a built-in cupboard. A shower room provides a three piece suite comprising shower cubicle, enclosed WC, trough wash hand basin with drawers beneath, mixer tap and mirror above, inset ceiling spotlights, laminate flooring and fully tiled walls.





ANNEXE

The property is entered via a composite door into an entrance hall housing the stairs to the first floor with storage cupboard beneath. The reception/bedroom has a window to the front elevation, a good range of built-in storage cupboards and inset ceiling spotlights. The kitchen has a range of white urban gloss fronted eye and base level units and drawers, ample preparation surfaces, a composite double bowl sink with mixer tap over, space for oven, splashback and extractor unit above, space and plumbing for American style fridge-freezer and washing machine, tiled floor, spotlights, wall mounted combination boiler and a double glazed window to the front elevation. A shower room provides a three piece suite comprising shower cubicle with fixed and flexible shower heads, an enclosed WC, trough wash hand basin with drawers beneath, mixer tap, mirror and light above, inset ceiling spotlights, tiled flooring and fully tiled walls.

To the first floor a small landing with a skylight gives access to two storage/study rooms, each with inset ceiling spotlights and a skylight.

OUTSIDE

To the front of the property is a walled, block paved driveway providing ample car standing space for three or more vehicles. To the rear of the property is a paved patio area and small lawned area with fenced boundaries.

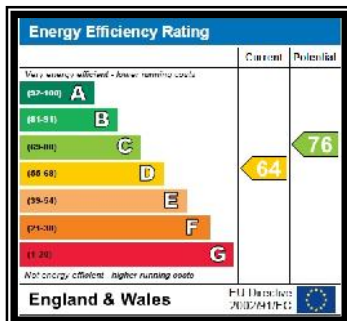
Evington Park with its children's play area is within a 15 minute walk of the property.

DIRECTIONAL NOTE

Proceed out of Leicester on the A6 London Road in a southerly direction, bearing left onto Evington Road, over the next two mini roundabouts and left onto Evington Drive. Turn left onto Kilworth Drive, right into Ethel Road, right again onto Plymouth Drive and follow this road where the property can be located on the left hand side as indicated by the Agent's For Sale board.







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Total Approximate Gross Internal Floor Area = 2658 SQ FT / 249 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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