



Whitehall Road

Evington, Leicester, Leicestershire, LE5
6GH

Offers Over £340,000

Kings are delighted to present this 3 bedroom SEMI-DETACHED house for sale in the very sought after area of EVINGTON. In close proximity to lots of local amenities including great schools, shops and businesses, many different places of worship, great city centre access and easy access to transport links. CALL KINGS FOR VIEWINGS TODAY



Property Features

- VERY SOUGHT AFTER AREA
- Close to Local Amenities
- SEMI DETACHED
- 2 Reception Rooms
- LARGE GARDEN
- Off Road Parking
- GARAGE
- Great City Centre Access
- UPVC Double Glazed
- CALL KINGS NOW

Full Description

Kings are delighted to present this 3 bedroom SEMI-DETACHED house for sale in the very sought after area of EVINGTON.

In close proximity to lots of local amenities being just a few minutes walking distance from great schools such as Oaklands School, Whitehall Primary School and St Paul's Catholic School, shops and businesses, many different places of worship, great city centre access and easy access to transport links.

CALL KINGS FOR VIEWINGS TODAY

ENTRANCE HALL

13' 8" x 7' 5" (4.18m x 2.27m)

UPVC front door leading into entrance hall with wood effect laminate laid to floor, ceiling light, radiator fitted

to wall, wooden doors leading into adjacent rooms and under stair storage, carpeted stairs leading up to first floor and 2 UPVC double glazed windows.

LIVING ROOM

13' 2" x 10' 9" (4.03m x 3.28m)

Wooden door leading into living room with carpet laid to floor, ceiling light, radiator fitted to wall, open plan doorway leading into dining room and UPVC double glazed window.

DINING ROOM

12' 2" x 9' 11" (3.72m x 3.04m)

Wooden door leading into dining room with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed sliding patio doors leading into rear garden.

KITCHEN

9' 3" x 8' 2" (2.82m x 2.51m)

Wooden door leading into kitchen with vinyl laid to floor, ceiling light, fitted gloss units with granite effect worktop, stainless steel sink with mixer tap, integrated electric oven with 4 hob gas stove and extractor fan, UPVC double glazed glass panel door leading into rear garden and UPVC double glazed window.

BEDROOM 1

13' 2" x 10' 8" (4.03m x 3.27m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wooden wardrobes and UPVC double glazed window.



BEDROOM 2

12' 5" x 9' 11" (3.81m x 3.03m)

Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wooden wardrobes and UPVC double glazed window.

BEDROOM 3

9' 1" x 7' 5" (2.78m x 2.27m)

Wooden door leading into bedroom 3 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wooden wardrobes and UPVC double glazed window.

BATHROOM

8' 2" x 7' 5" (2.49m x 2.28m)

Wooden door leading into bathroom with vinyl laid to floor, ceiling light, radiator fitted to wall, electric shower fitted to wall, hand wash basin, W/C and 2 UPVC double glazed windows.

OUTSIDE

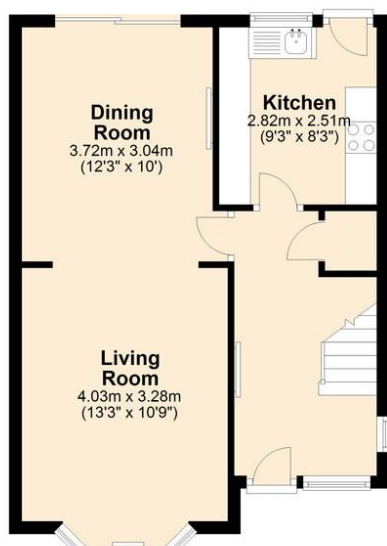
To the front of the property there is a fully slabbed driveway allowing for off road parking for multiple vehicles, a garage set back in the rear garden with a up and over garage door. The rear garden is fully enclosed with wooden fencing, a slabbed patio area allowing for a generous outdoor seating space and laid to lawn with flower borders either side.





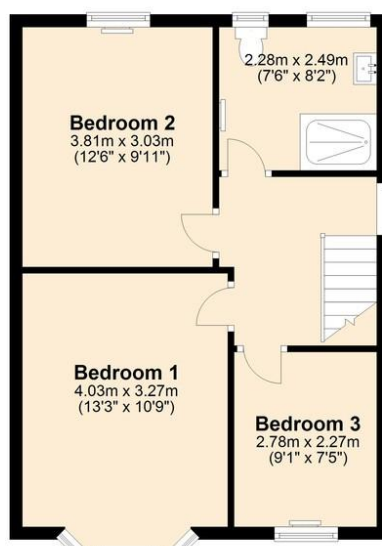
Ground Floor

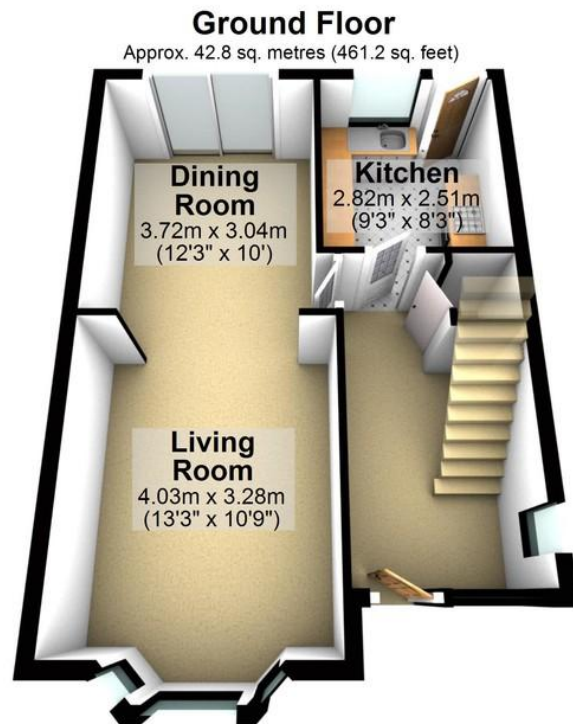
Approx. 42.8 sq. metres (461.2 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)





Total area: approx. 87.9 sq. metres (945.7 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		52



297 Uppingham Road,
Leicester, Leicestershire,
LE5 4DG

www.kingsstateuk.com
info@kingsstateuk.com
0116 352 7012

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

