

## Evington Road, Evington

In Excess of £315,000

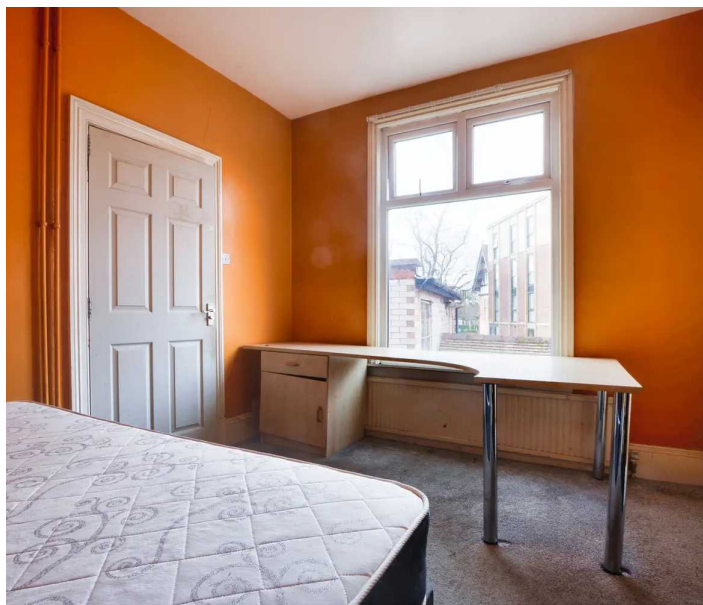
A period FIVE BEDROOM terrace home with THREE RECEPTION ROOMS and THREE BATHROOMS.



0116 274 5544







#### **Entrance Hall**

With a tiled floor, understairs to the cupboard, stairs to the first-floor landing and a radiator.

#### **Reception Room One**

13' 0" x 12' 7" (3.96m x 3.84m)

(Measurements into the bay) With a bay window to the front elevation, wood effect flooring, chimney breast, picture rail, coving to the ceiling and a radiator.

#### **Reception Room Two**

13' 10" x 9' 10" (4.22m x 3.00m)

With a window to the side elevation, wood effect flooring, coving to the ceiling, chimney breast, picture rail, ceiling rose and radiator.

#### **Dining Area**

15' 4" x 8' 3" (4.67m x 2.51m)

With a window to the side elevation, tiled flooring, built-in cupboard and an opening to:

#### **Kitchen**

10' 1" x 9' 1" (3.07m x 2.77m)

With two windows to the rear elevation, tiled flooring, sink and drainer unit with a range of wall and base units with work surfaces over, two four-ring gas hob, extraction hood and plumbing for an appliance.

#### **First Floor Landing**

With a window to the side elevation.



### Bedroom One

13' 1" x 11' 10" (3.99m x 3.61m)

(Measurements into the bay) With a bay window to the front elevation, chimney breast and fire surround, built-in cupboard and a radiator.

### Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)

With a window to the side elevation, chimney breast with fireplace, cupboard and a radiator.

### Bedroom Three

9' 5" x 9' 4" (2.87m x 2.84m)

With a window to the side elevation, chimney breast and a radiator.

### Bathroom

7' 8" x 4' 8" (2.34m x 1.42m)

It has a window to the side elevation, tiled flooring, a bath with a mixer shower over, a WC, a wash hand basin, tiled splashbacks, and a feature wall-mounted radiator.

### Shower Room

12' 0" x 3' 5" (3.66m x 1.04m)

With a window to the rear elevation, a corner shower cubicle with shower over, WC, wash hand basin, tiled splash backs and feature chrome radiator.

### Second Floor Landing









### **Bedroom Four**

13' 7" x 11' 8" (4.14m x 3.56m)

With an additional area of 7'7" x 5'7", two skylight-style window and access to:

### **En-Suite**

8' 3" x 8' 3" (2.51m x 2.51m)

With a skylight-style window, shower cubicle with shower over, wash hand basin, WC, tiled splashbacks and a radiator.

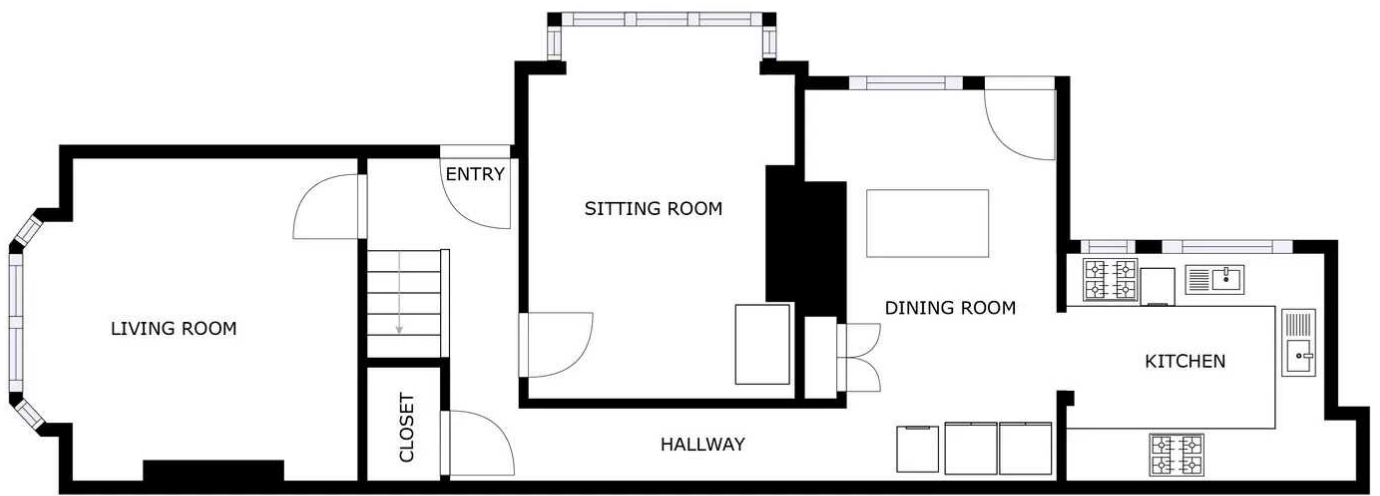
### **Bedroom Five**

11' 5" x 11' 0" (3.48m x 3.35m)

With a window to the front elevation, a chimney breast with a fireplace, a storage cupboard and a radiator.

### **Garden**

With an external side area and a rear patio seating area.



FLOOR 1

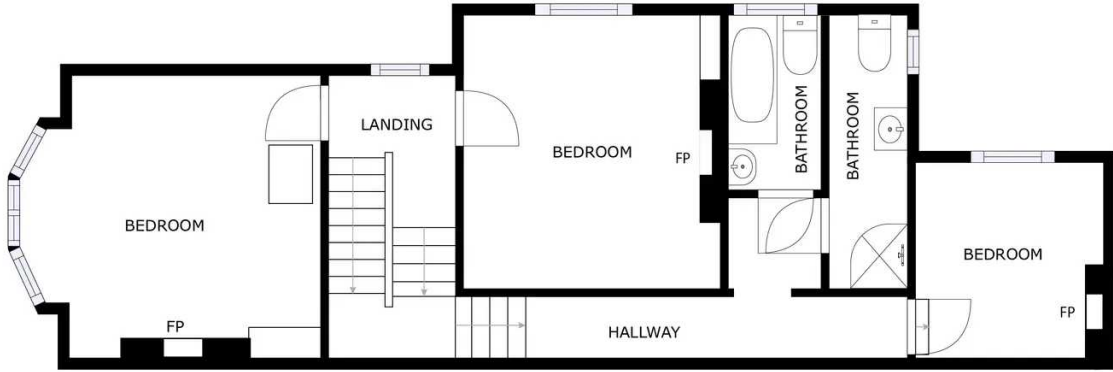
GROSS INTERNAL AREA  
FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
FLOOR 3: 46 m<sup>2</sup>, TOTAL: 174 m<sup>2</sup>  
REDUCED HEADROOM BELOW: 1.5 M: 10 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can include any text here. The text can be modified upon generating your brochure.

**We'll keep you moving...**





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 FLOOR 3: 46 m<sup>2</sup>, TOTAL: 174 m<sup>2</sup>  
 REDUCED HEADROOM BELOW: 1.5 M: 10 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 FLOOR 3: 46 m<sup>2</sup>, TOTAL: 174 m<sup>2</sup>  
 REDUCED HEADROOM BELOW: 1.5 M: 10 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stonegate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.