

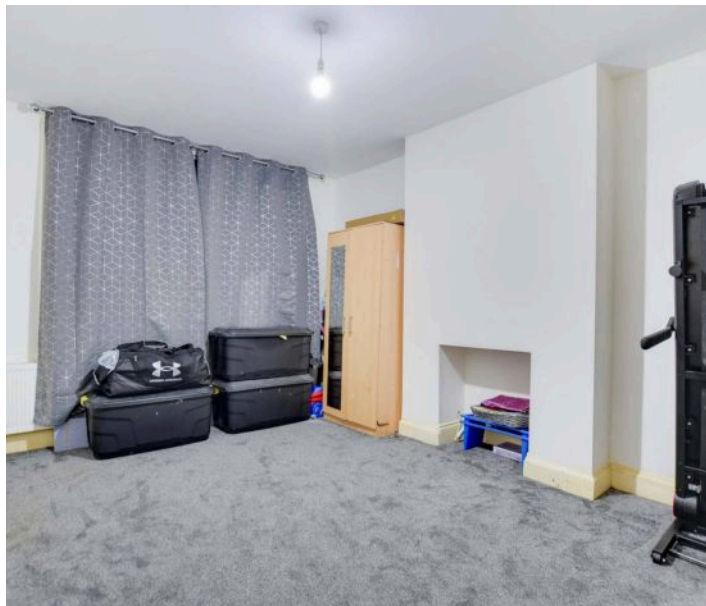
## Evington Drive, Evington

£450,000

A FOUR BEDROOM traditional semi-detached property having SEPARATE ANNEXE to the rear providing SEPARATE LIVING. The property has two reception rooms and a modern style kitchen breakfast room.







#### **Entrance Hall**

With double glazed windows to the front and side elevations, stairs to first floor, radiator.

#### **Ground Floor WC**

With low-level WC, wash hand basin.

#### **Reception Room One**

15' 8" x 12' 5" (4.78m x 3.78m)

With double glazed bay window to the front elevation, radiator.

#### **Reception Room Two**

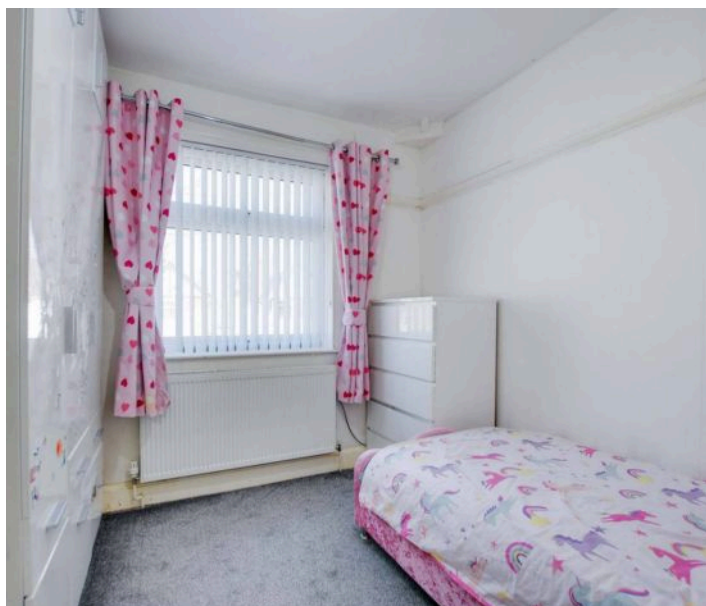
14' 5" x 11' 1" (4.39m x 3.38m)

With radiator.

#### **Kitchen Breakfast Room**

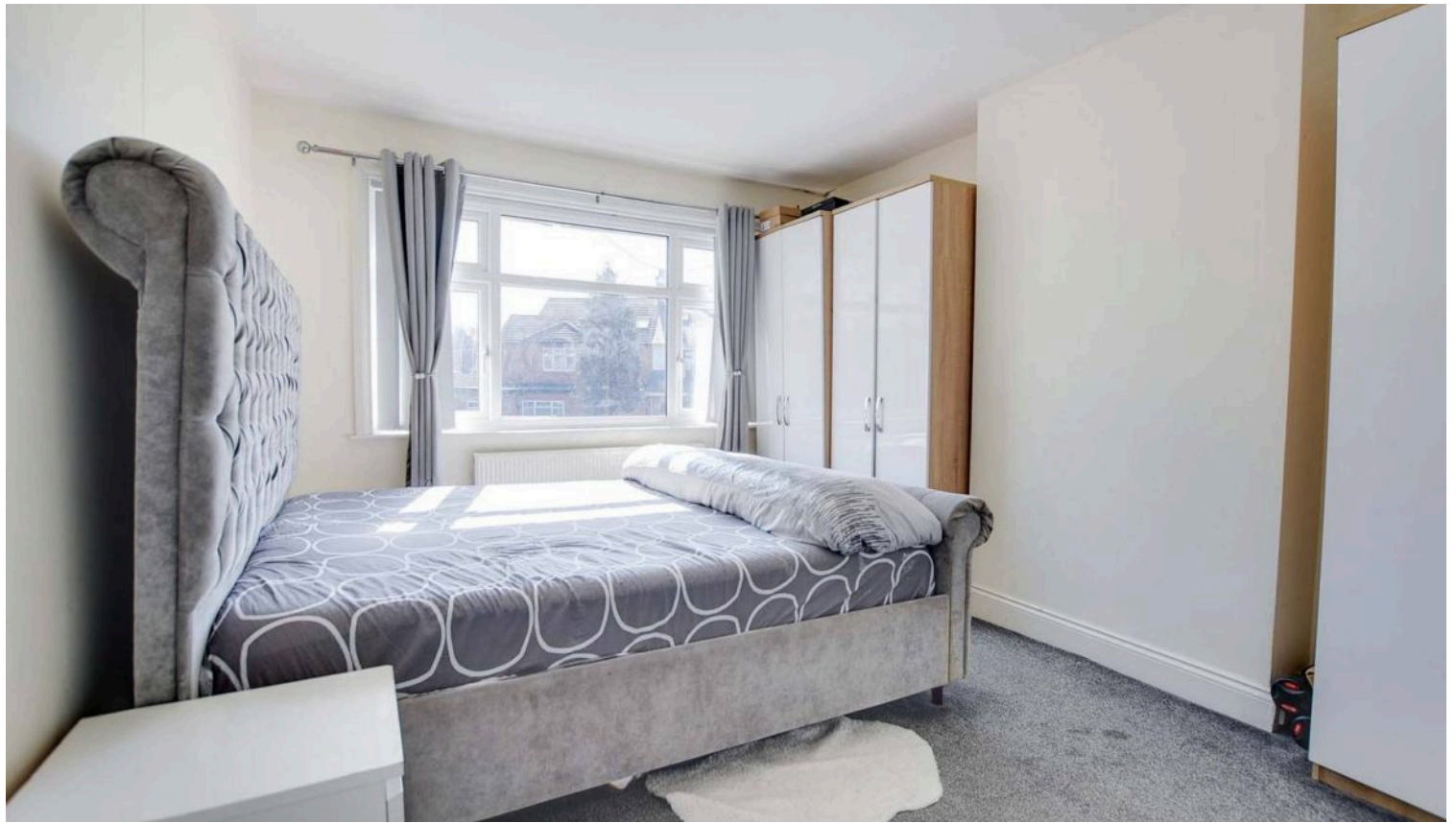
13' 5" x 9' 0" (4.09m x 2.74m)

With double glazed door and window to the side elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for dishwasher, plumbing for washing machine, cupboard housing boiler, radiator.



#### **First Floor Landing**

With double glazed window to the side elevation, loft access.



#### **Bedroom One**

14' 6" x 11' 2" (4.42m x 3.40m)

With double glazed window to the rear elevation, radiator.

#### **Bedroom Two**

15' 7" x 11' 2" (4.75m x 3.40m)

Measurement into recess. With double glazed bay window to the front elevation, picture rail, radiator.

#### **Bedroom Three**

9' 7" x 9' 0" (2.92m x 2.74m)

With double glazed window to the front elevation, picture rail, radiator.

#### **Shower Room**

8' 10" x 7' 5" (2.69m x 2.26m)

With double glazed window to the rear elevation, walk-in shower cubicle with overhead rain forest shower and hand held shower, wash hand basin, low-level WC, tiled floor, tiled walls, heated towel rail.

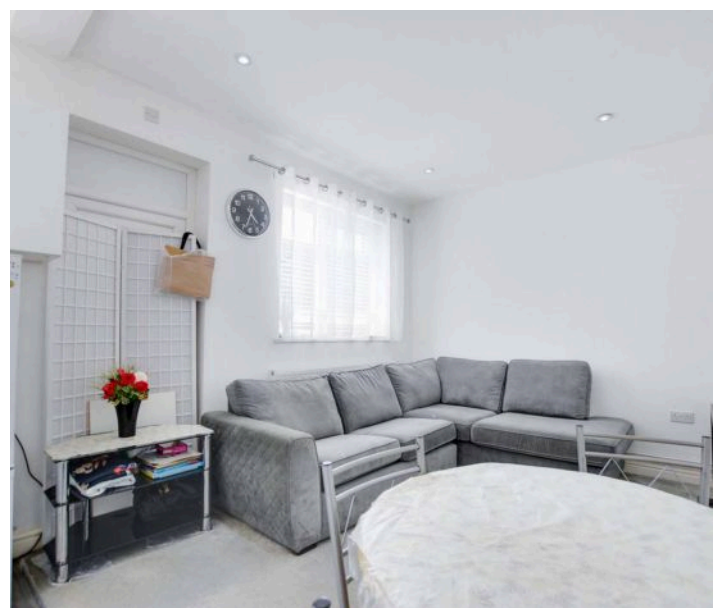
#### **Separate WC**

5' 2" x 2' 6" (1.57m x 0.76m)

With low-level WC, wash hand basin, tiled walls.

#### **Annexe**

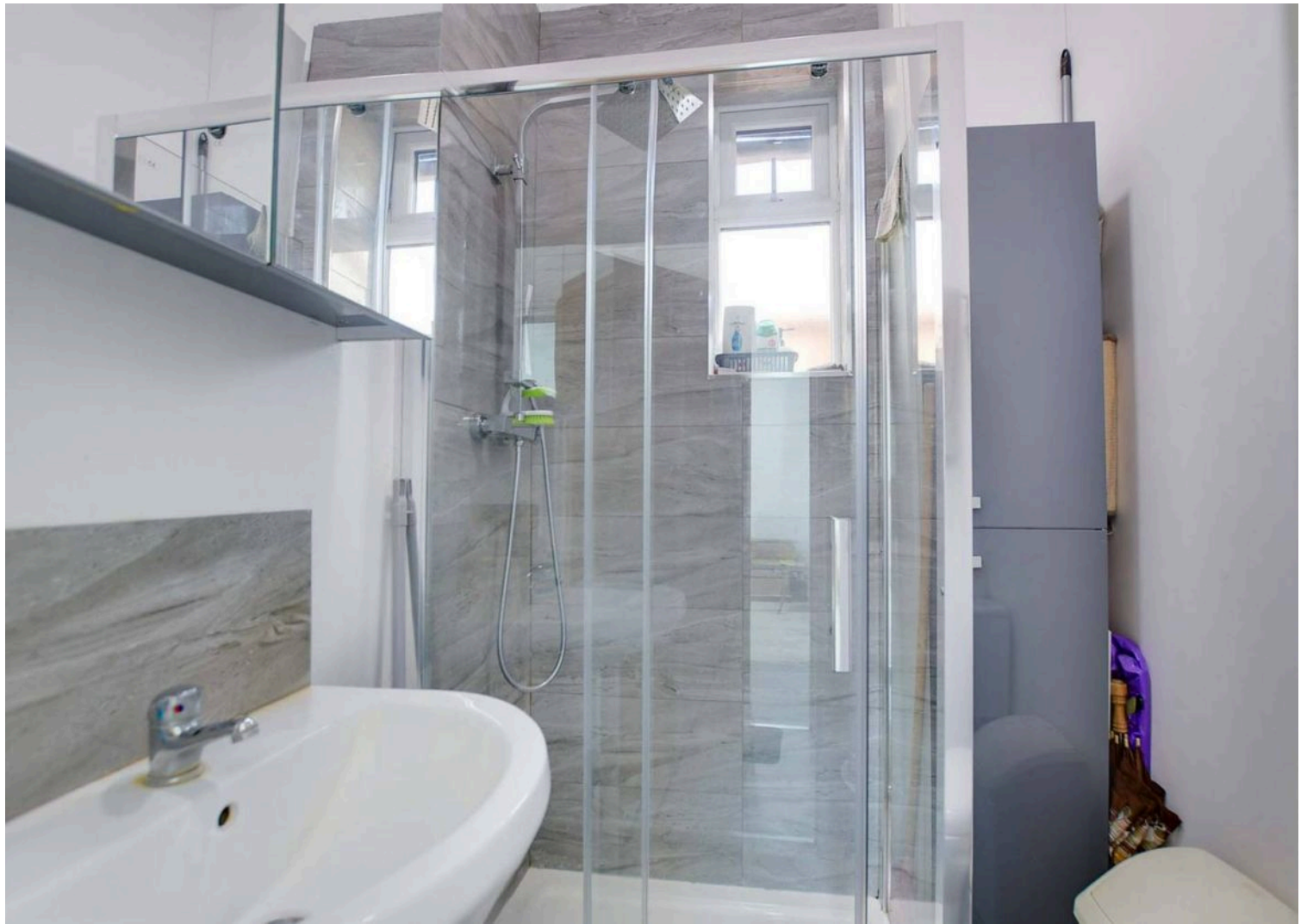
Accessed via a covered side lobby, with double glazed door leading to an open plan living kitchen dining room.













### **Open Plan Living Kitchen Dining Room**

19' 4" x 9' 4" (5.89m x 2.84m)

With two double glazed windows to the rear elevation, double glazed window to the side elevation, double glazed door to the rear elevation, inset ceiling spotlights, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and electric hob with stainless steel chimney hood over, plumbing for washing machine, dining area, TV point, radiator.

### **Bedroom**

11' 0" x 9' 3" (3.35m x 2.82m)

With skylight window, wood effect floor, radiator.

### **Shower Room**

5' 1" x 4' 9" (1.55m x 1.45m)

With double glazed window to the side elevation, tiled shower cubicle with over head rain forest shower and hand held shower, pedestal wash hand basin, low-level WC, tiled floor, radiator.

### **Front Garden**

Front forecourt with hedging providing privacy.

### **Rear Garden**

With paved patio area, lawn, fencing to perimeter.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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 Stoneygate 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: D

EPC Environmental Impact Rating: D

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



We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.