

Evington Road, Evington

£460,000

Located on the Evington Road/Evington Lane border, this spacious period SEMI-DETACHED offers four bedrooms, TWO RECEPTION ROOMS, an open-plan kitchen dining room, a stunning garden, and parking.





Entrance Hall

With a double glazed composite front door, a double-glazed window to the side elevation, tiled flooring, stairs to the first floor landing, understairs cupboard and a radiator.

Reception Room One

16' 1" x 12' 0" (4.90m x 3.65m)

With a double-glazed bay window to the front elevation, a chimney breast with a fitted gas fire with a porcelain tiled surround and hearth, and art deco wooden fire surround, coving to the ceiling, a TV point, wood effect flooring and a radiator.

Reception Room Two

13' 11" x 13' 3" (4.25m x 4.03m)

With a double-glazed French doors to the rear garden, a double-glazed window to the side elevation, wood effect flooring, chimney breast with a gas fire with fire surround and marble hearth, coving to the ceiling, TV point and a radiator.

Open Plan Fitted Dining Kitchen

21' 4" x 10' 0" (6.49m x 3.04m)

With two double-glazed windows to the side elevation, part wood effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, a breakfast bar, a four-ring gas hob, an oven with an extraction hood over, tiled splashback, stylish drop-down lights, spotlights, radiator and a door leading to the:



Utility Area

9' 8" x 6' 9" (2.95m x 2.05m)

With double-glazed French doors to the rear elevation, wood effect flooring, work surfaces, plumbing for a washing machine, wall mounted cupboard and a door to the:

WC

With a double-glazed window to the side elevation, floating WC, wash hand basin, tiled splashback and heated towel rail.

First Floor Landing

With a pair of built-in cupboards and a radiator.

Bedroom One

16' 5" x 12' 0" (5.00m x 3.66m)

With a double-glazed bay window to the front elevation, chimney breast, picture rail and two radiators.

Bedroom Two

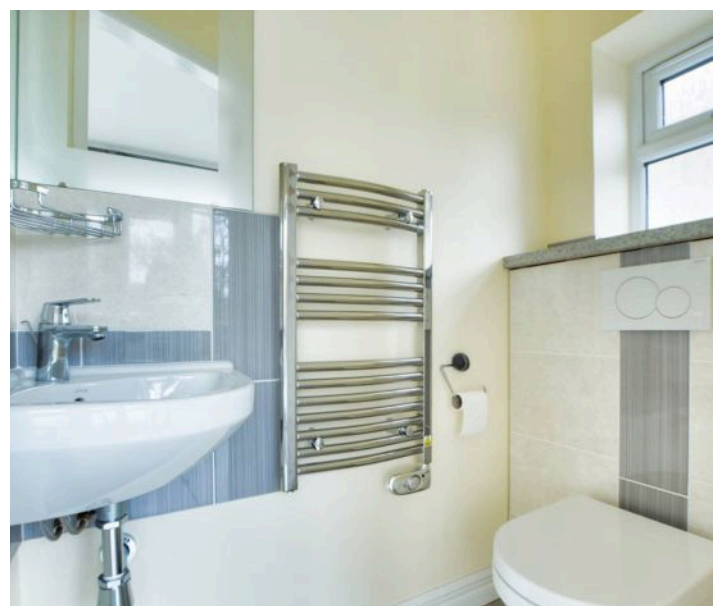
13' 3" x 10' 7" (4.04m x 3.23m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Three

13' 3" x 8' 5" (4.03m x 2.56m)

With a double-glazed window to the rear elevation, a chimney breast with a feature fireplace and a radiator.









Bedroom Four

10' 1" x 9' 11" (3.08m x 3.01m)

With a double-glazed window to the rear elevation, wood effect flooring, ceiling spotlights and a radiator.

Bathroom

7' 0" x 6' 10" (2.13m x 2.09m)

With a double-glazed window to the side elevation, a bath with a shower over, WC, wash hand basin, tiled walls and a radiator.

Separate WC

With a double-glazed window to the side elevation, a wash hand basin and a WC.

Garden

A good-sized rear garden with a beautiful patio seating area, well-maintained lawn, mature and established flower beds and a well-maintained fenced perimeter.

Driveway

Car standing for one vehicle.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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