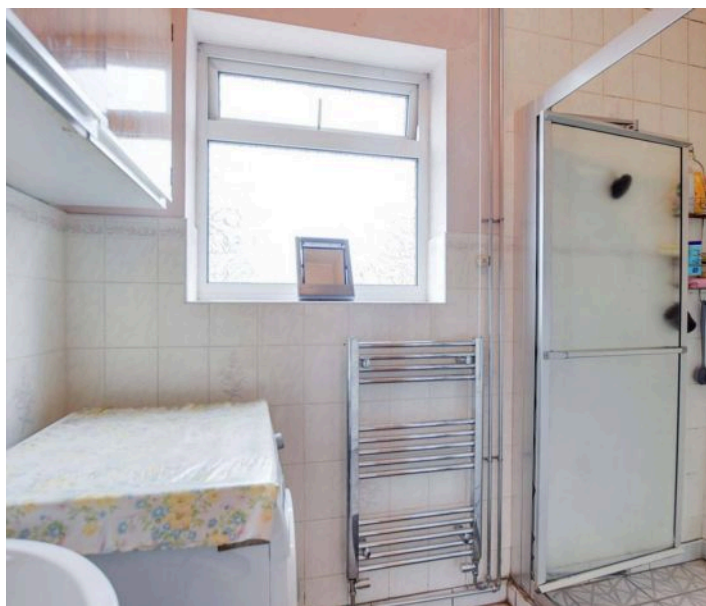


Evington Road, Evington

£425,000

A FIVE BEDROOM bay fronted period semi-detached property retaining ORIGINAL FEATURES. The accommodation is spread over three floors to include two shower rooms and a bathroom.





Entrance Porch

With door leading to entrance hall.

Entrance Hall

With stairs to first floor, under stairs storage cupboard, radiator.

Reception Room One

16' 7" x 11' 5" (5.05m x 3.48m)

Measurement into bay window and recess. With double glazed bay window to the front elevation, double glazed window to the side elevation, TV point, radiator.

Reception Room Two

20' 7" x 11' 0" (6.27m x 3.35m)

Measurement narrowing to 8' (2.43 m). With patio doors to the rear elevation, picture rail, fireplace, radiator.

Dining Room

9' 10" x 9' 9" (3.00m x 2.97m)

With double glazed window to the side elevation, original storage cupboards, wall mounted boiler, vinyl floor, radiator.

Kitchen

12' 10" x 6' 7" (3.91m x 2.01m)

With double glazed window to the side elevation, gas cooker point with filter hood over, stainless steel sink and drainer unit, wall and base units with work surface over, vinyl floor, door to lobby.



Lobby

With door to the side elevation.

Ground Floor Shower Room

8' 3" x 7' 0" (2.51m x 2.13m)

With double glazed window to the rear elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, plumbing for washing machine, wall unit, part tiled walls, tiled floor, chrome towel rail.

First Floor Landing

With radiator, stairs to second floor.

Bedroom One

18' 1" x 17' 0" (5.51m x 5.18m)

Measurement into bay window and recess. With double glazed bay window to the front elevation, further double glazed windows to the front and side elevations, gas fire, fitted wardrobes, laminate floor, two radiators.

Bedroom Two

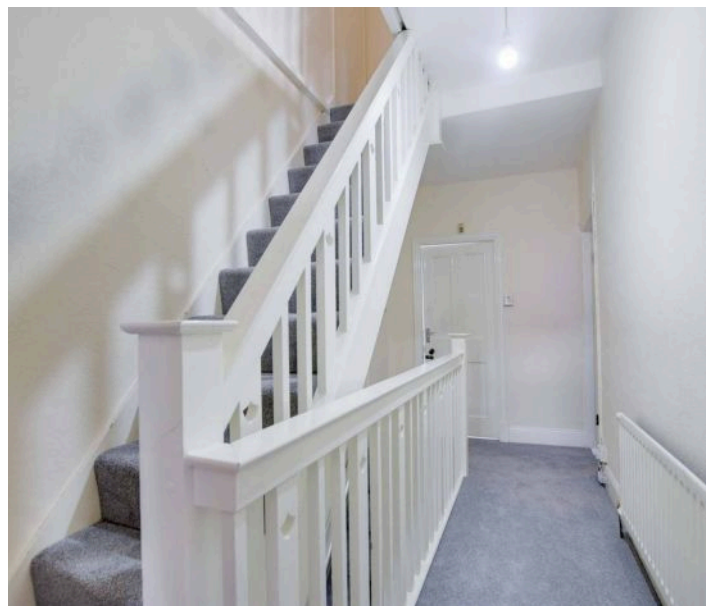
11' 0" x 11' 5" (3.35m x 3.48m)

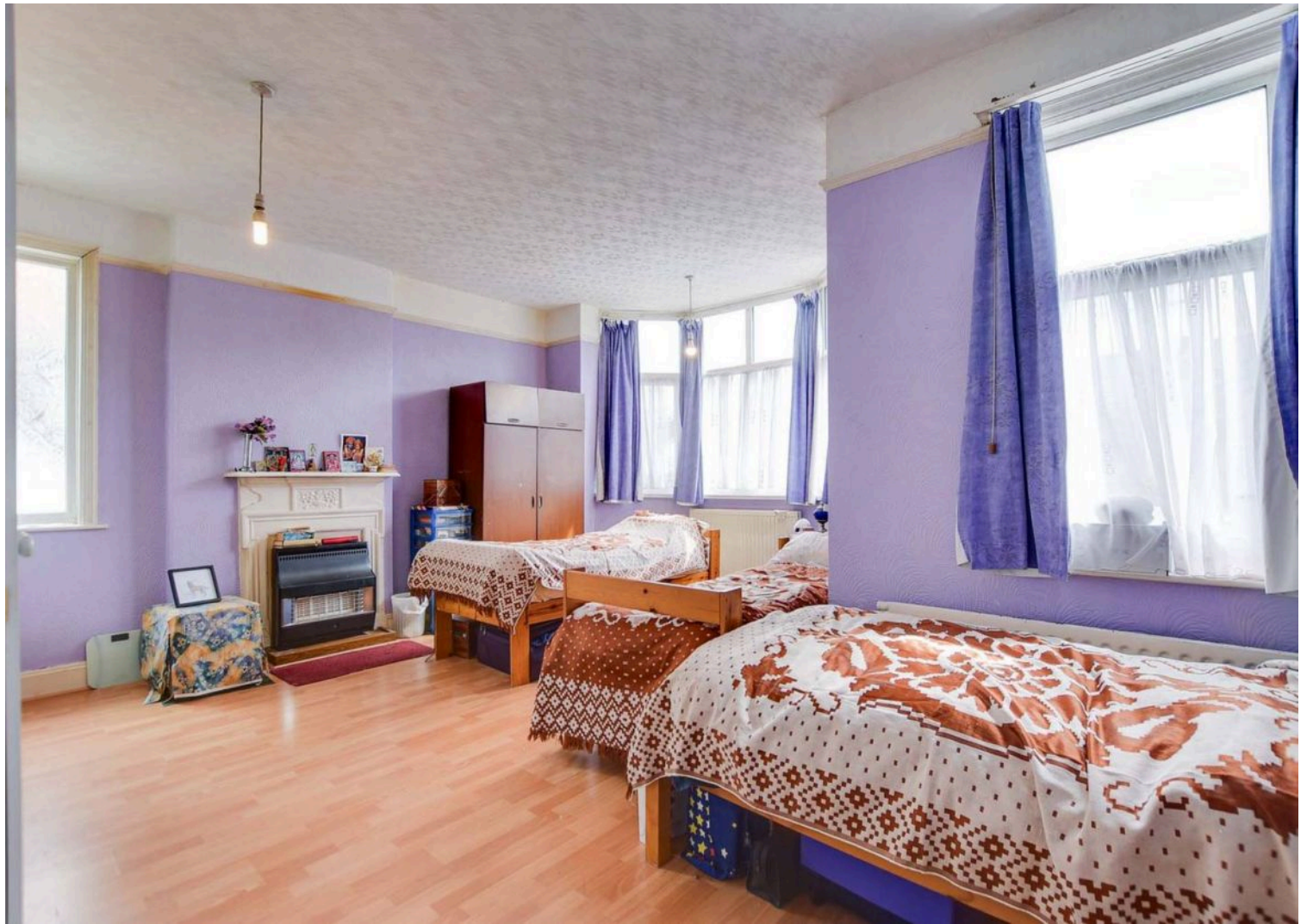
With double glazed window to the side elevation, fireplace, original storage cupboard, radiator.

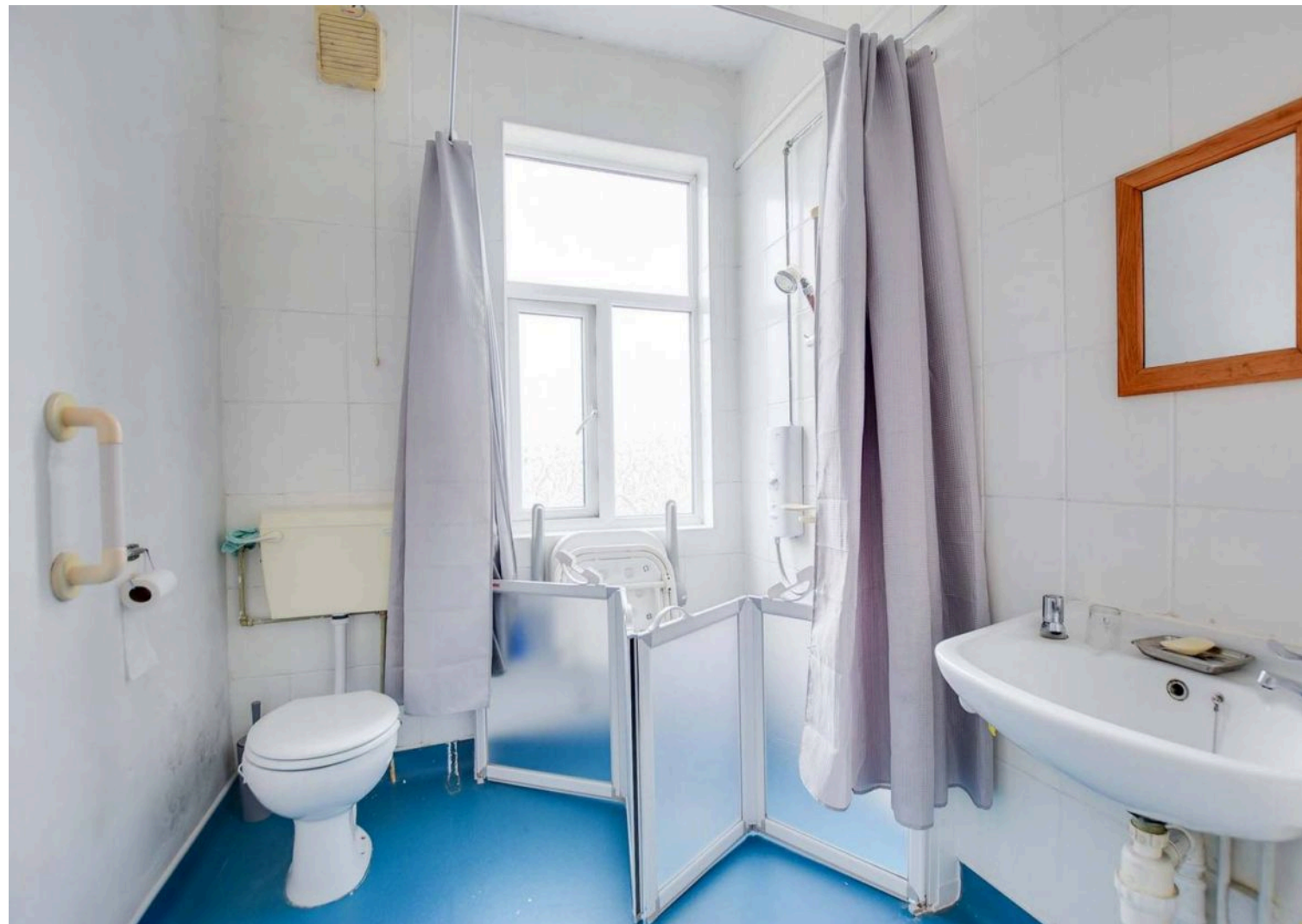
Bedroom Three

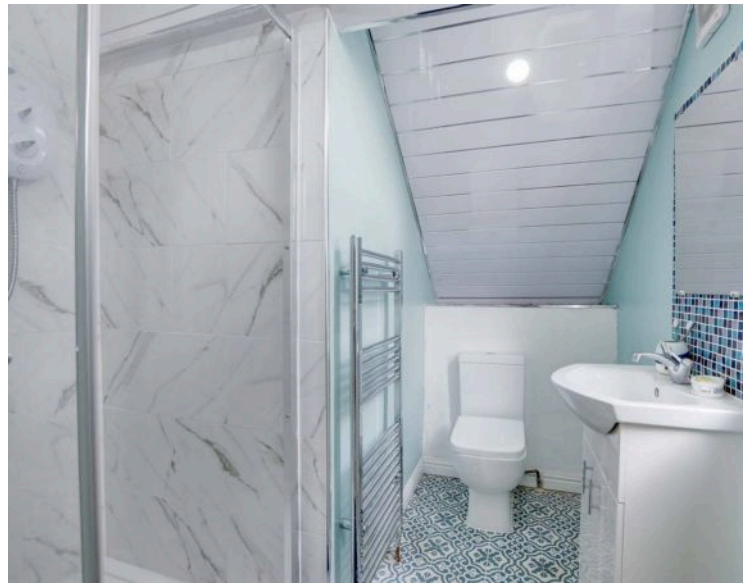
13' 0" x 11' 6" (3.96m x 3.51m)

With double glazed window to the rear elevation, built-in cupboard, radiator.









Shower Room

9' 7" x 6' 1" (2.92m x 1.85m)

With double glazed window to the rear elevation, airing cupboard, wet room style shower, pedestal wash hand basin, low-level WC, radiator.

Second Floor Landing

With storage cupboard having skylight window to the front elevation and solar panel control, further storage cupboard.

Bedroom Four

11' 5" x 9' 9" (3.48m x 2.97m)

With double glazed window to the side elevation, radiator.

En-Suite Shower Room

7' 3" x 6' 9" (2.21m x 2.06m)

With double glazed window to the side elevation, tiled shower cubicle with electric shower, low-level WC, wash hand basin, tiled floor, heated towel rail.

Bedroom Five

14' 2" x 8' 9" (4.32m x 2.67m)

Restricted headroom. With double glazed skylight window to the rear elevation, laminate floor, radiator.

Front Garden

Gated paved front forecourt.

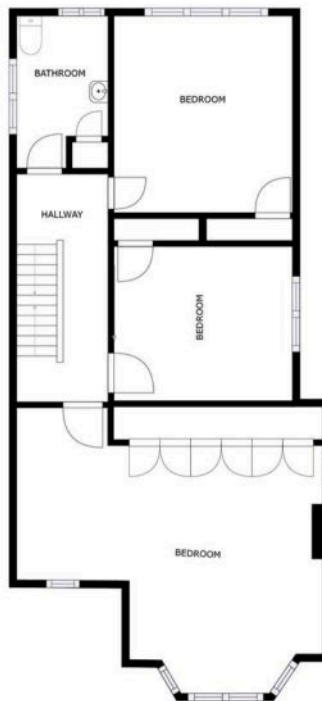
Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, fencing to perimeter, shed, tap, lighting, gate to side access.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

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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