



St. Philips Road, Evington

In Excess of £475,000

Occupying a CORNER PLOT, this DISTINCTIVE traditional detached property offers fabulous scope for DEVELOPMENT OR ALTERATION, sub. to planning permissions and currently provides well proportioned rooms including FOUR RECEPTION ROOMS, three bedrooms and EIGHT BOARDED LOFT ROOMS. No Upward Chain.





Entrance Porch

With tiled floor, internal door leading to:

L-Shaped Entrance Hall

With loft access to first floor, radiator.

Reception Room One 19' 2" x 16' 0" (5.84m x 4.88m)

Measurement into bay. With secondary double glazed bay window to the side elevation, secondary double glazed window to the front elevations, original parquet floor, picture rail, radiator, open aspect leading to:

Sitting Room 19' 1" x 15' 10" (5.82m x 4.83m)

Measurement into bay. With secondary double glazed bay window to the side elevation, picture rail, radiator.

Dining Room 18' 5" x 12' 1" (5.61m x 3.68m)

With bay window to the rear elevation, door to the rear elevation, wooden floor, original built-in cupboard and drawers, radiator.

Study 13' 8" x 6' 6" (4.17m x 1.98m)

With storage cupboards, shelving, access to:

Ground Floor WC 5' 9" x 2' 10" (1.75m x 0.86m)

With window to the front elevation, low-level WC, wash hand basin, laminate floor, radiator.

Kitchen Breakfast Room 11' 9" x 9' 2" (3.58m x 2.79m)

With window to the front elevation, picture rail, pantry with further window to the front elevation, built-in oven, further gas cooker point with stainless steel chimney hood over, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for dishwasher, radiator.



Inner Hallway

With picture rail.

Boiler Room 8' 1" x 7' 3" (2.46m x 2.21m)

With original storage cupboards, boiler, plumbing for washing machine, shelving.

Bathroom 9' 1" x 8' 0" (2.77m x 2.44m)

With window to the side elevation, bath, low-level WC, pedestal wash hand basin, separate shower cubicle, heated towel rail. tiled floor, inset ceiling spotlights, radiator.

Bedroom One 19' 0" x 15' 0" (5.79m x 4.57m)

Measurement into bay. With secondary double glazed window bay to the side elevation, picture rail, a range of fitted wardrobes, radiator.

Bedroom Two 12' 0" x 10' 8" (3.66m x 3.25m)

With secondary double glazed window to the rear elevation, picture rail, fitted wardrobe, radiator.

Lobby

With storage cupboards, door to the side elevation.

Bedroom Three 7' 7" x 5' 6" (2.31m x 1.68m)

With window to the rear elevation, radiator.

First Floor

Accessed via ladders from entrance hall, with double glazed Velux window to the rear elevation, providing access to eight separate loft rooms previously used as changing rooms for the bowls club opposite on Kimberley Road. The rooms are various sizes, some with slight height restrictions, this space offers fantastic scope for alteration to further living accommodation, sub. to relevant regulations.









Room One 13' 6" x 9' 2" (4.11m x 2.79m)

Room Two 13' 0" x 6' 3" (3.96m x 1.91m)

With a double-glazed window to the rear elevation.

Room Three 15' 0" x 7' 8" (4.57m x 2.34m)

With a double glazed window to the window to the side elevation.

Room Four 16' 0" x 14' 0" (4.88m x 4.27m)

With a double glazed window to the side elevation.

Room Five 14' 0" x 7' 8" (4.27m x 2.34m)

With a double-glazed window to the side elevation.

Room Five 14' 0" x 9' 8" (4.27m x 2.95m)

With a double glazed window to the side elevation.

Room Six 12' 3" x 10' 9" (3.73m x 3.28m)

With a double glazed window to the rear elevation.

Room Seven 13' 0" x 11' 9" (3.96m x 3.58m)

Room Eight 13' 0" x 11' 2" (3.96m x 3.40m)

Front Garden

With a variety of flowerbeds and shrubs, access to further side garden with mature shrubs and trees.

Rear Garden

A mainly lawn rear garden with a variety of established shrubs to borders, pond, gate to side and front access, further rear access to carport.

Parking 3 Vehicles

Tarmac driveway providing off road parking, further driveway leading to carport.

Garage 1 Vehicle

Measuring 19'4" x 12'. With electric up and over door to the front elevation, power and lighting.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

We'll keep you moving...





The property is well located for everyday local amenities and services, including renowned 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

We'll keep you moving...



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