

29 ROUNDHILL ROAD
EVINGTON
LEICESTER



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SELICKS

SALES LETTINGS SURVEYS MORTGAGES

29 Roundhill Road

Evington
Leicester
LE5 5RJ

A spacious, four bedroom, period semi-detached property located on this prime residential street, in need of modernisation and thought suitable for renovation and extension (subject to the necessary planning consent).

Entrance vestibule | entrance hall | three reception rooms | kitchen | four bedrooms | bathroom | driveway | outhouses | deep lawned rear gardens | derelict detached tandem garage (accessed off Evington Lane) | no upward chain | EPC - E

LOCATION

Roundhill Road is located approximately a mile and a half south east of Leicester city centre with its professional quarters and mainline railway station, with local shopping facilities and schooling found at nearby Evington Road and Oadby.

ACCOMMODATION

The property is entered via uPVC double glazed doors with windows to sides leading into an entrance vestibule with original tiled flooring and an original inner wooden and glazed door into a spacious entrance hall with quarry tiled flooring, ceiling coving and picture rail, housing the stairs to the first floor. The front reception room has a uPVC double glazed bay window to the front, ceiling coving and picture rail. The rear reception room has a uPVC double glazed door and windows to the rear, ceiling coving and picture rail. The kitchen has a uPVC double glazed window to the side, a range of eye and base level units and drawers, ample preparation surfaces, a stainless steel sink and drainer unit, gas cooker point and Glow Worm wall mounted boiler, understairs cupboard, pantry with a uPVC double glazed window to the side and built-in shelving. The breakfast room has uPVC double glazed windows to the side and rear and an original built-in floor to ceiling cupboard.

To the first floor is a landing with a uPVC double glazed window to the side. The master bedroom has built-in wardrobes, picture rail, an original cast iron fireplace with tiled surround and wash hand basin and a uPVC double glazed bay window to the front. Bedroom two has built-in wardrobes and dressing table, a uPVC double glazed window to the rear, picture rail, shower cubicle, wash hand basin and an original cast iron fireplace with tiled surround. Bedroom three has built-in wardrobes and cupboards and matching desk and a uPVC double glazed window to the rear. Bedroom four has a built-in wardrobe, wash hand basin and a uPVC double glazed window. The bathroom has a panelled bath, pedestal wash hand basin, low flush WC, airing cupboard and part tiled walls and a uPVC double glazed window to the side. A separate WC with a window to the front provides a low flush WC and wash hand basin and loft access.

OUTSIDE

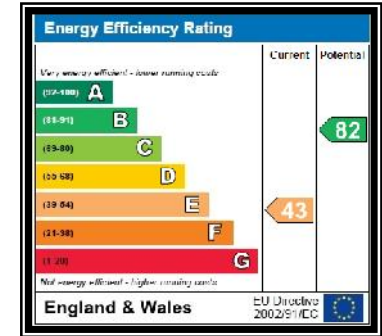
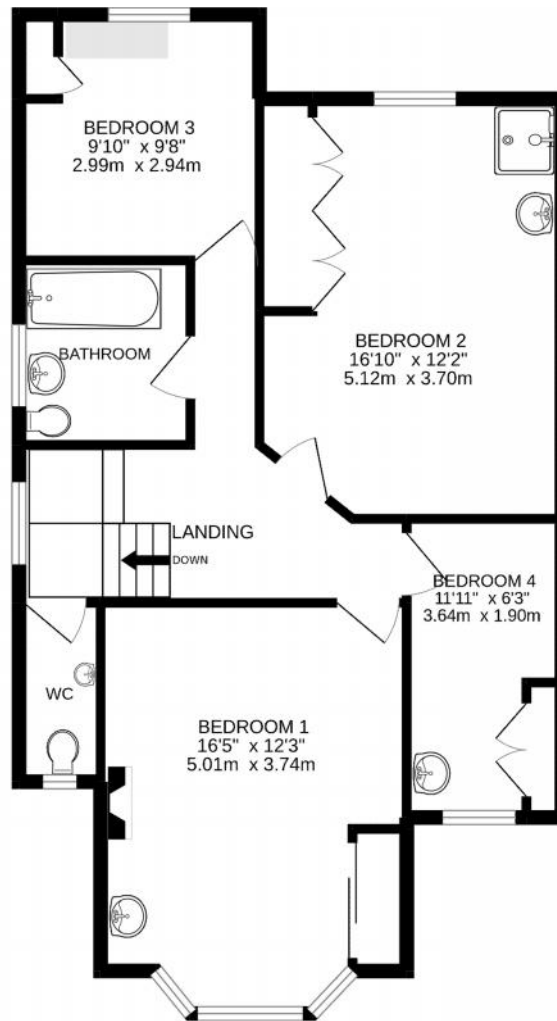
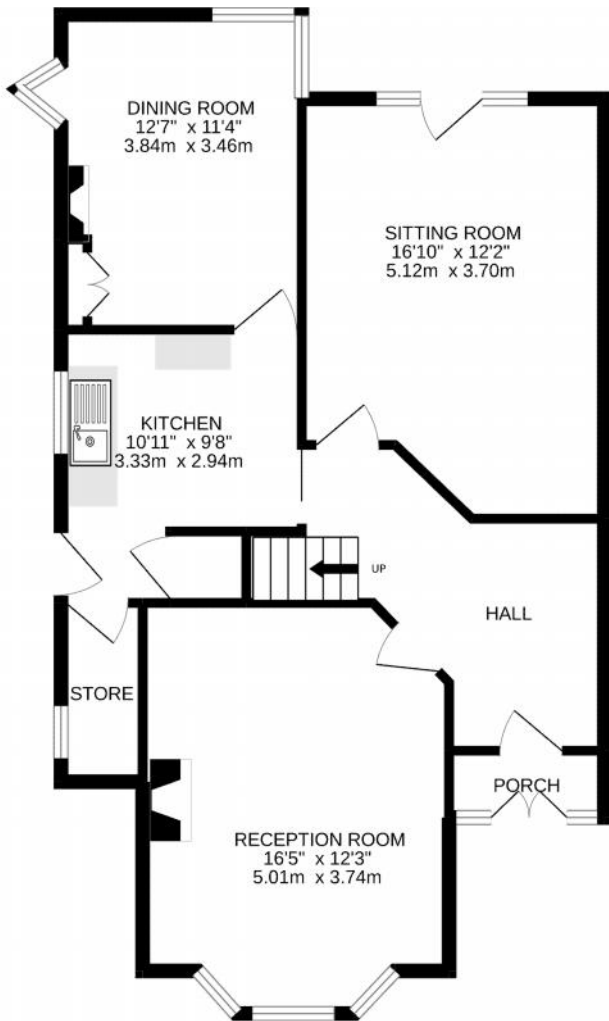
To the front of the property is a block paved driveway providing ample car standing and a pathway leading to the front door set behind wrought iron fencing with gated side access, a block paved pathway and fenced boundary leading to a brick built outhouse, former coal shed and outside WC with low flush WC, patio areas and further outhouse, deep lawned rear gardens with mature borders and fenced boundaries leading to a derelict detached tandem garage with doors and windows (accessed via a slip road off Evington Lane).

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction, turning left at Holmfield Road and crossing straight over Stoughton Drive North into Roundhill Road, where the property can be located on the left.







29 Roundhill Road, Evington, Leicester LE5 5RJ

Total Approximate Gross Internal Floor Area
1470 SQ FT / 136 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.