



Connells

Kilverstone Avenue
Leicester



Property Description

Situated in the Evington area, this four bedroom detached house is known for its diverse community and convenient access to local amenities, making it a desirable place for families and professionals alike.

The property is within easy reach of a variety of local shops, supermarkets and restaurants. Nearby shopping areas include Evington Road, a popular high street with a mix of international grocery stores, clothing shops and eateries.

The area of Kilverstone Avenue is well served by a range of good schools, making it a preferred location for families. There are also good transport links, making it easy to travel around Leicester and beyond. Additionally, the area has gyms, sports centres and leisure clubs, including Evington Leisure Centre, which has swimming pools, fitness classes and gym facilities.

Entrance Porch

With double glazed door and window to the side.

Entrance Hall

With large storage cupboard and doors off to all ground floor rooms.

Lounge

23' 2" x 13' 4" (7.06m x 4.06m)

Double glazed windows to the front and side, electric fireplace, two radiators and t.v. point.

Kitchen/Diner

12' x 10' 9" (3.66m x 3.28m)

Fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, double oven and five-ring hob with black cooker hood over, plumbing for washing machine, space for fridge/freezer, central heating boiler, heated towel rail, pantry, double glazed window and upvc door to the side.

Family Room

12' 9" x 10' 9" (3.89m x 3.28m)

Double glazed patio doors leading out to the garden, radiator and stairs to the first floor.

Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

Double glazed window to the rear, fitted wardrobes, fitted dressing table and radiator.

Bedroom Four

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to the side, fitted wardrobes and radiator.

Bathroom

Bath, separate shower cubicle, wash hand basin with vanity unit, w.c., shaver point, chrome towel rail, under floor heating and double glazed window to the side.

First Floor Landing

Two double glazed windows and radiator.

Bedroom Two

15' 2" x 12' 5" (4.62m x 3.78m)

Double glazed windows to the side, radiator and door to large storage area, 12'2" x 4'6".

Bedroom Three

12' 7" x 9' 8" (3.84m x 2.95m)

Double glazed window to the side, radiator and door to storage area.

Shower Room

Shower cubicle, wash hand basin, w.c., storage cupboard and double glazed skylight to the rear.

Outside

The front of the property is block paved providing off road parking, leading to the garage. To the rear is a good size garden, not directly overlooked, with a patio area, lawn and side access.

Tandem Garage

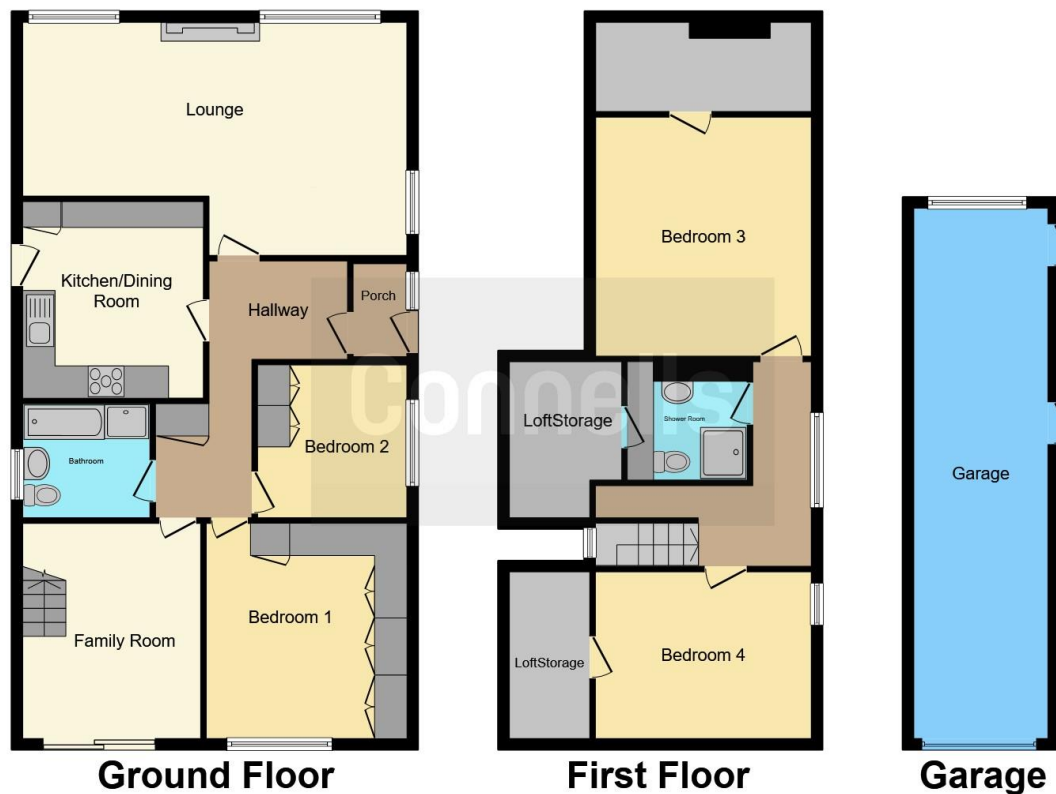
33' 6" x 8' 1" (10.21m x 2.46m)

Up and over door, power, light, double glazed window to the rear and two doors to the side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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Property Ref: LTR324174 - 0005