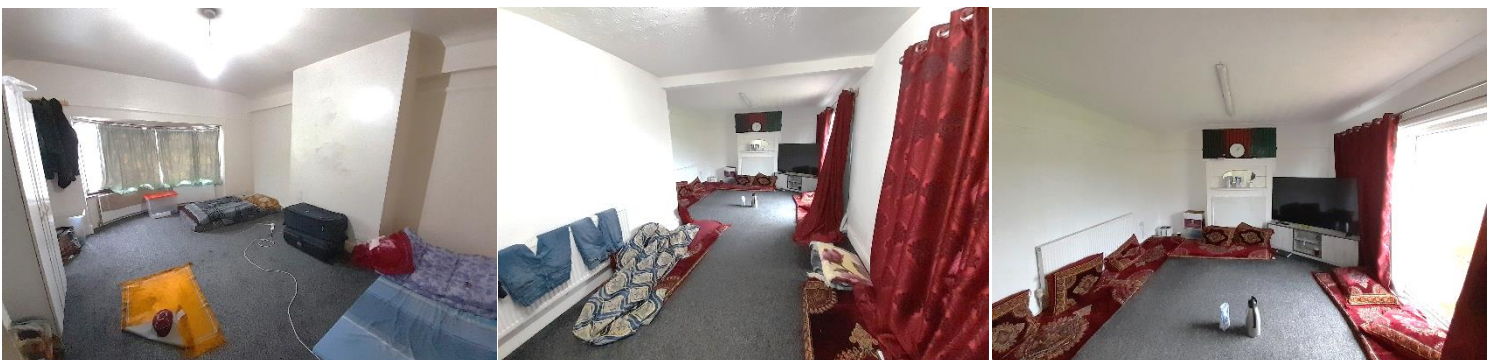


FOR SALE
East Park Road
Evington
Leicester LE5 5HH



ASKING PRICE: £420,000

- A Generously Sized Detached Family Home
- Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Store & Cloakroom WC
- Driveway With Car Standing For 1 Vehicle & Garage With Integral Access
- Located In The Popular Residential Area of Evington
- 4 Bedrooms & Family Bathroom
- Rear Enclosed Garden With a Private & Sunny Outlook
- Offered With No Chain



Location

This property is located on East Park Road, near to the junction of St Peters Road and Chesterfield Road and in the highly sought after area of Evington. The property benefits from being in close proximity to medical centres, places of worship, eateries, recreational facilities and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

Description

A generously sized detached family home with superb potential in a much favoured location. The property briefly comprises, porch, entrance hallway with a large reception area, lounge, dining room, kitchen, convenient store and cloakroom WC and access to the integral garage. To the first floor, 4 well proportioned bedrooms and a family bathroom. Externally, a driveway to the front with car standing for 1 vehicle and a rear enclosed garden with a private and sunny outlook. Ideal for families.

Accommodation

All measurements are approximate:

Porch

Double glazed door to front, double glazed windows to front.

Entrance Hallway

Large reception area, stairs to first floor.

Lounge - 12' 11" x 14' 11" (3.93m x 4.54m)

Double glazed bay window to front, radiator, power power points, pendant light fitting.

Dining Room - 9' 6" x 13' 5" (2.89m x 4.09m)

Double glazed patio door to rear, double glazed window to rear, radiator, power point, pendant light fitting.

Kitchen - 13' 5" x 9' 0" (4.09m x 2.74m)

Double glazed window to rear, wall mounted units, base units and drawers, electric oven with extractor fan over, stainless steel sink with hot and cold mixer tap, tile splashback surrounds, power points, pendant light fitting, access to store.

Store

Cloakroom WC

Low level WC, pedestal wash hand basin, light fitting.

Integral Garage

Bedroom 1 - 12' 11" x 15' 0" (3.93m x 4.57m)

Double glazed window to front, radiator, power point, pendant light fitting.

Bedroom 2 - 12' 11" x 13' 0" (3.93m x 3.96m)

Double glazed window to rear, radiator, power point, pendant light fitting.

Bedroom 3 - 8' 0" x 9' 2" (2.44m x 2.79m)

Double glazed window to front, radiator, power point, pendant light fitting.

Bedroom 4 - 6' 6" x 8' 10" (1.98m x 2.69m)

Double glazed window to rear, radiator, power point, pendant light fitting.

Bathroom - 5' 6" x 9' 9" (1.68m x 2.97m)

Double glazed window to rear, panelled bath with hot and cold mixer tap and shower over, pedestal wash hand basin with hot and cold mixer tap, low level WC, pendant light fitting.

Outside

Driveway with car standing for 1 vehicle and access to the garage, rear enclosed garden with a private and sunny outlook.

Tenure

Freehold

EPC

Pending.

Council Tax

The property falls within Band C.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

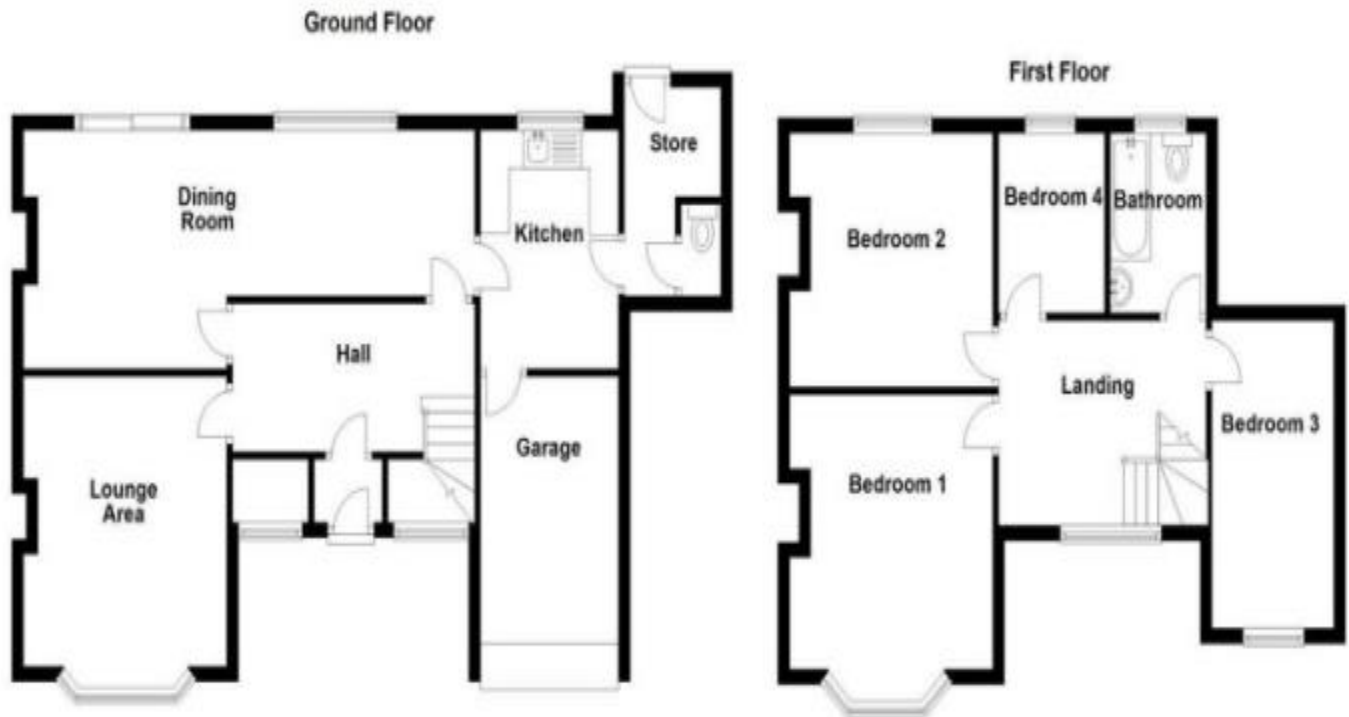
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