

FOR SALE

**St. Saviours Road
North Evington, Leicester
LE5 4HH**



OFFERS OVER: £325,000

- A Modern, Three Storey End of Terrace House
- Located In a Prime Position In North Evington
- Entrance Hall, Kitchen, Lounge, Cloakroom WC, Four Bedrooms, Shower Room & Bathroom
- Two Balconies Overlooking The Landscaped Rear Garden
- Secure Car Park To The Rear With Allocated Parking & Gated Access
- Offered With No Chain
- Ideal For Families



Location

This property is located on St Saviours Road, near to East Park Road and Green Lane Road, in the sought after area of North Evington. Nearby amenities include, amenities, local schooling, supermarkets, parks, places of worship and much more.

Description

A modern and well-presented four-bedroom end of terrace property providing spacious living accommodation over three floors benefitting from ample natural light. On the ground floor; an entrance hall, cloakroom WC, fitted kitchen and lounge. On the first floor, two bedrooms, one of which benefits from a balcony, and a family bathroom, and to the second floor, two further bedrooms, one with a balcony, and a Jack and Jill style shower room. Externally, a landscaped rear garden with a private and sunny outlook and a secure car park to the rear with gated access and allocated parking for two vehicles.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Hall

Double glazed door to front with window above, radiator, power points, spotlights, stairs to first floor.

Kitchen - 19' 3" x 7' 4" (5.86m x 2.23m)

Double glazed window to front, wall mounted units, base units and drawers, four burner gas hob with extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap, boiler, tile splashback surrounds, radiator, power points, pendant light fitting.

Lounge/Diner - 15' 1" x 14' 1" (4.59m x 4.29m)

Double glazed sliding door to rear, two double glazed picture windows to rear, radiator, power points, pendant light fitting.

Cloakroom WC - 7' 0" x 3' 10" (2.13m x 1.17m)

Double glazed window to front, low level WC, wash hand basin with mixer tap, pendant light fitting.

First Floor

Bedroom One - 11' 2" x 15' 5" (3.40m x 4.70m)

Two double glazed windows to front, radiator, power points, pendant light fitting.

Bedroom Two - 8' 8" x 15' 5" (2.64m x 4.70m)

Double glazed door to rear leading out onto the balcony, radiator, power points, pendant light fitting.

Balcony One - 6' 4" x 11' 8" (1.93m x 3.55m)

Bathroom One - 8' 1" x 8' 0" (2.46m x 2.44m)

Panelled bath with hot and cold taps, pedestal wash hand basin with mixer tap, low level WC, airing cupboard, radiator, spotlights.

Second Floor

Bedroom Three - 11' 2" x 15' 5" (3.40m x 4.70m)

Two double glazed windows to front, radiator, power points, pendant light fitting.

Bedroom Four - 9' 1" x 15' 5" (2.77m x 4.70m)

Double glazed door to rear leading out onto the balcony, radiator, power points, pendant light fitting.

Balcony Two - 5' 11" x 11' 8" (1.80m x 3.55m)

Outside

Landscaped rear garden with a private and sunny outlook. Secure car park to the rear with gated access and allocated parking.

Tenure

Freehold.

Material Facts

Flood risk – no risk

Planning permission/restrictions – not known

Structural issues/ previous subsidence – not known

Rights of way/easements affecting the property – not known.

EPC

Band C.

Council Tax

The property falls within Band D.

Services

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

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

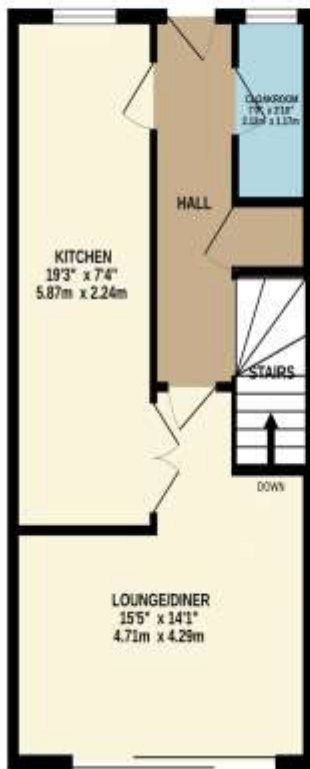
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GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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