

Evington Lane, Leicester LE5 5PR



welcome to

Evington Lane, Leicester

This generously sized 4-bedroom semi-detached house is perfect for families looking to add their personal touch. Located close to local amenities, the property features a welcoming entrance hall, a cozy lounge, and a separate dining room with French doors leading to a good-sized rear garden.

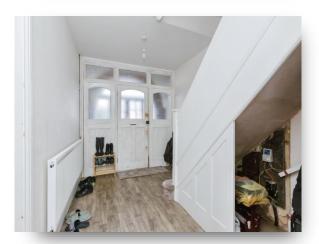












Lounge

15' 5" x 11' 6" (4.70m x 3.51m)
Central Heating and double glazed bay window to the front

Dining Room

14' 7" x 12' 2" (4.45m x 3.71m) Central heating and french doors leading into the garden.

Kitchen

20' 1" x 8' 1" (6.12m x 2.46m)
Central heating, double glazed window facing towards the back. Fitted kitchen, integrated gas hob/oven and IDEAL combi-boiler.

Bedroom 1

15' 7" x 10' 11" (4.75m x 3.33m)
Central heating, double glazed window facing to the front of the house and fitted wardrobes.

Bedroom 2

13' 9" x 11' 11" (4.19m x 3.63m)
Central heating, double glazed window facing towards the back of the house and fitted wardrobes.

Bedroom 3

8' 7" x 8' 3" (2.62m x 2.51m) Central heating and double glazed window facing towards the front of the house

Bedroom 4

10' 9" x 8' 5" (3.28m x 2.57m) Central heating and double glazed window

Bathroom

Towel rail, double glazed window. Shower cubicle w/c and wash basin.





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Evington Lane, Leicester

- BEAUTIFULLY PRESENTED FAMILY HOME
- **FOUR BEDROOMS**
- IDEAL RESIDENTIAL LOCATION
- **CLOSE-BY TO LOCAL AMENITIES**
- REAR GARDEN

Tenure: Freehold EPC Rating: D

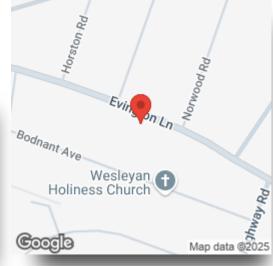
offers over

£410,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS118958 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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