



## FAIRFORD AVENUE

Evington, Leicestershire. LE5 6HS

**Aston & Co**  
*Exclusive Homes*

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## 4 FAIRFORD AVENUE EVINGTON LEICESTER LE5 6HS

### SUMMARY

Located in a beautiful cul-de-sac setting with a pleasant mix of just 8 attractively maintained houses and bungalows, lying just off Spencefield Lane and having very easy access to the Old Evington village centre and the village green.

Convenient for schooling, Leisure facilities and places of worship, No 4 Fairford Avenue is a spacious, extended 4 bedroom family home on a generous plot set well back from the road with parking for several vehicles and having scope for further extension if required subject to the usual consents.

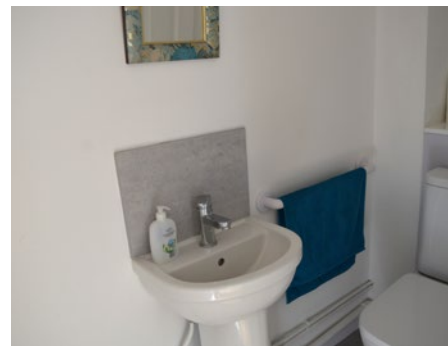
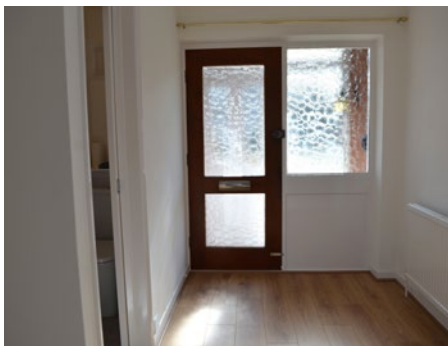
Having undergone a comprehensive program of refurbishment including a re-fitted kitchen, a re-fitted bathroom and ground floor w.c; new floor coverings and a new central heating boiler.

Benefiting from uPVC double glazing and gas central heating the property briefly comprises:

An enclosed porch leading into the spacious entrance hall with doors into the ground floor rooms, a ground floor wc, and a dog-leg staircase with large storage cupboard under; a large lounge, separate extended dining room, a refitted kitchen and a double garage. Upstairs there are 4 well proportioned bedrooms and a re-fitted bathroom.

### THE ACCOMODATION

Located in the highly desirable and much sought after area of Evington, close to the heart of the old village and just off Spencefield Lane, this comprehensively renovated family home stands behind a deep front garden in an attractive cul-de-sac comprising just 8 individual properties.









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Extended and re-modelled, this fine family home is entered through a glazed porch and into the spacious entrance hall with laminate flooring, a re-fitted guest wc comprising a toilet and wash hand basin, a dog-leg staircase with storage under, rising to the first floor and door to:

The spacious through lounge with a large window to the front, sliding patio doors providing views of the rear garden and access onto the patio, a feature sandstone fireplace and new carpets to the floor; the dining room has been extended by adding a large walk-in box bay window providing views of the garden and is large enough for family dining furniture.

Off the dining room the kitchen has been refitted with a range of modern units with Corian type worktops, an electric oven and hob with extractor hood over, space for white goods, new laminate flooring, a large window overlooking the garden and an external door to the side.

Off the hall, the staircase rises to the first floor landing giving access to the upstairs rooms. With potential to extend the first floor accommodation subject to planning consent.

Bedroom 1 is a spacious double room with a large window overlooking the front garden whilst bedroom 2 another double bedroom overlooks the rear garden and has a built in wardrobe.

Also having a built -in wardrobe and overlooking the rear garden, bedroom 3 is a smaller double bedroom and bedroom 4 is a small double/large single room overlooking the rear.

Completing the accommodation, the bathroom has been beautifully re-fitted with tiled walls and a modern suite comprising a toilet, vanity unit with sink, a bath and separate walk-in shower enclosure.

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## OUTSIDE

Fairford Avenue is a particularly attractive cul-de-sac lying close to the centre of the old village.

Eight pleasantly maintained, individual homes stand well back from the road behind deep well tended front gardens and a footpath at the end of the cul-de-sac leads to Church Road, The village green and the Main Street shopping area.

The front garden is partly lawn with a driveway providing standing for several vehicles and access to the double garage. A pedestrian walk-way provides access to the rear garden.

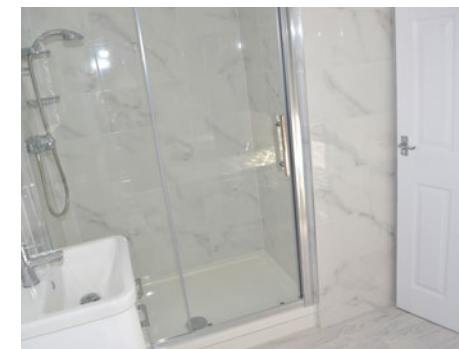
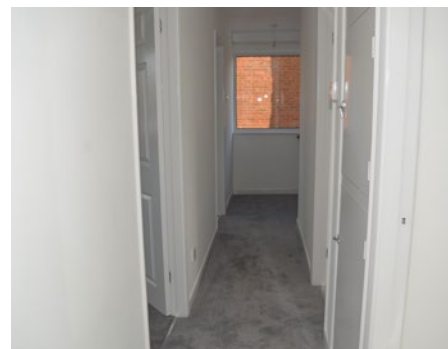
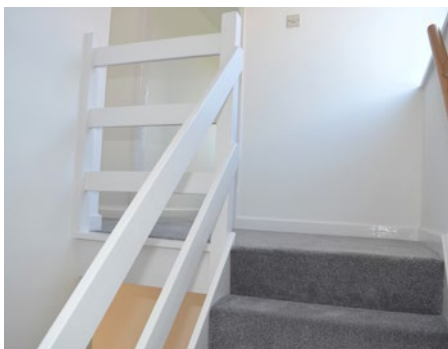
The rear garden is generously proportioned with a mix of timber fencing and mature hedging providing the boundary. With ease of maintenance in mind, it has been mainly lawned with a patio area directly behind the house

## THE AREA

Originally a small East Leicestershire village dating back to the 11th century, Evington became part of the city during the 1930's. Still very much enjoying a village feel, Main Street enjoys conservation status and has a village green with a play area and still hosts the annual village fete. There are 2 shopping areas, a library, a Village Hall, & schooling for children of all ages.

Places of worship include a Baptist chapel dating back to the 1800's. The Parish Church of St Denys which is thought to date back in part some 800 years and the Masjid Umar Mosque which opened in 2000.

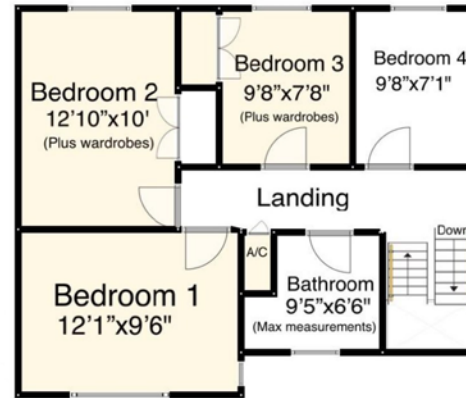
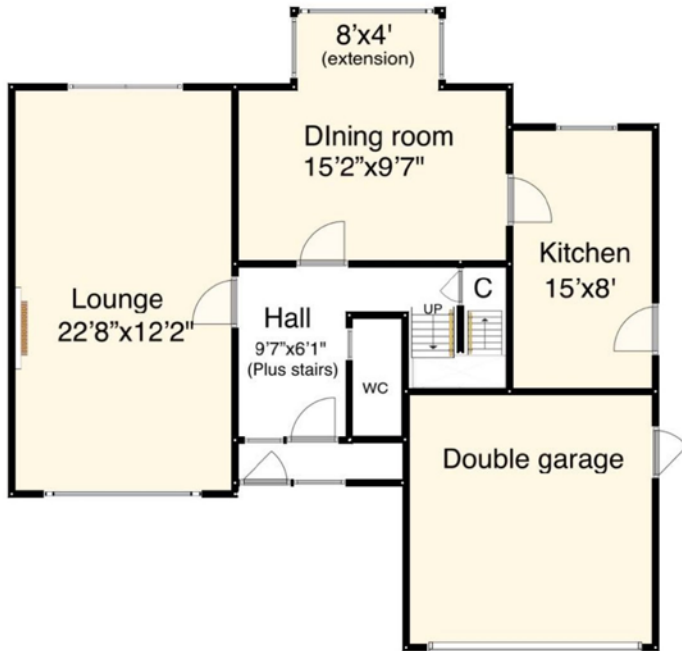
Leisure facilities include; the Evington Leisure Centre, The Arboretum, 44 acres of parkland with sports pitches and tennis courts and The Leicestershire Golf Club. The area remains very popular today with local buyers and those from further afield due in part to its proximity to the city centre, its professional quarters, the mainline railway station (approx. 1 hour from London St.Pancras) and the road links.





## Floorplans

For identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band E

Local Authority Leicester City Council

EPC rating D



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