

FOR SALE



EVINGTON DRIVE  
EVINGTON  
LEICESTER  
LE5 5PB

£449,950

FEATURES

- No chain
- Sought after location
- Freehold
- Walking distance to schools, shops and places of worship
- 7 bedroom semi-detached house
- Driveway for 2 cars
- Current HMO license in place
- Bathroom + Shower room + W/C
- Porch + Entrance Hallway
- Spacious rear garden



 **SETHS**

# 7 Bedroom Semi-Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Lino Flooring, staircase leading to first floor, access to downstairs shower room

### BEDROOM 6

17'2" (to bay) x 14'3"

Carpeted, x3 radiators, uPVC double glazed bay window

### BEDROOM 7

14'5" x 11'3"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

12'1" x 10'10"

Lino flooring, radiator, space for fridge/freezer, space for dining table, uPVC double glazed window

### KITCHEN

11'9" x 10'4"

Wall and base units with worktops over, space for 2 cookers, sink with mixer tap and drainer, plumbing for washing machine, towel radiator, tiled flooring, partly tiled walls, x2 uPVC double glazed windows, access to W/C

### SHOWER ROOM

Wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, uPVC double glazed window

### W/C

WC, wash hand basin, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

17'5" (to bay) x 10'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window

### BEDROOM 2

14'5" x 11'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

14'2" (max) x 10'6" (max)

Carpeted, radiator, electric radiator, uPVC double glazed window

### BEDROOM 4

10'3"(max) x 7'3" (max)

Lino flooring, radiator, uPVC double glazed window

### BEDROOM 5

14'2" (max) x 10'6"

Lino flooring, radiator, fitted wardrobes, uPVC double glazed window

### BATHROOM

WC, wash hand basin, mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a spacious garden with wooden fence surrounds.

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: E

Council Tax Rate: £2,942.77

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



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Council Tax Band

E

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>71</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>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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**SETHS**