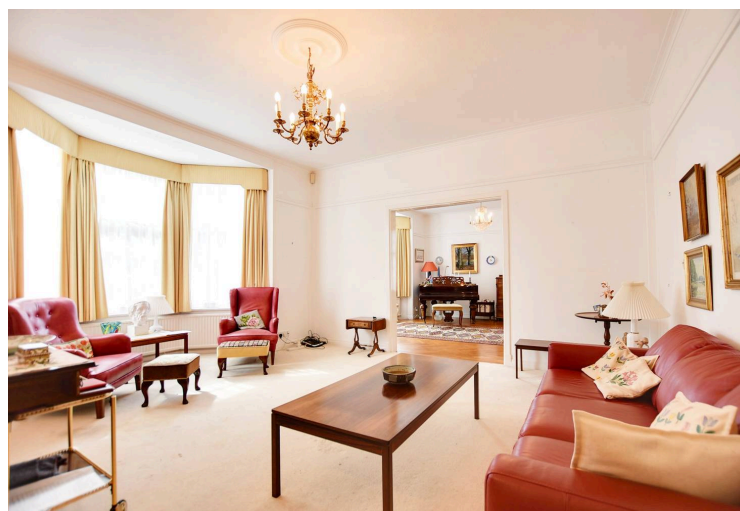
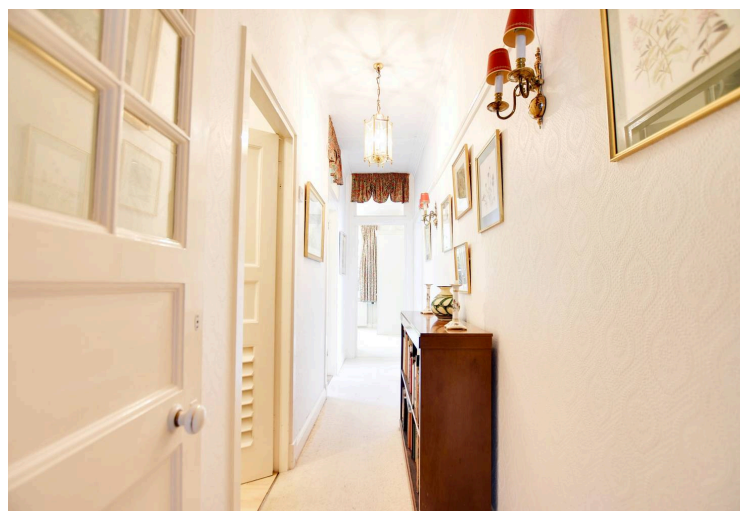




St. Philips Road, Evington

Offers in the Region of £440,000

Occupying a CORNER PLOT, this DISTINCTIVE traditional detached property offers fabulous scope for DEVELOPMENT OR ALTERATION, sub. to planning permissions and currently provides well proportioned rooms including FOUR RECEPTION ROOMS, three bedrooms and EIGHT BOARDED LOFT ROOMS. No Upward Chain.



Knightsbridge
Estate Agents

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Entrance Porch

With tiled floor, internal door leading to:

L-Shaped Entrance Hall

With loft access to first floor, radiator.

Reception Room One 19' 2" x 16' 0" (5.84m x 4.88m)

Measurement into bay. With secondary double glazed bay window to the side elevation, secondary double glazed window to the front elevations, original parquet floor, picture rail, radiator, open aspect leading to:

Sitting Room 19' 1" x 15' 10" (5.82m x 4.83m)

Measurement into bay. With secondary double glazed bay window to the side elevation, picture rail, radiator.

Dining Room 18' 5" x 12' 1" (5.61m x 3.68m)

With bay window to the rear elevation, door to the rear elevation, wooden floor, original built-in cupboard and drawers, radiator.

Study 13' 8" x 6' 6" (4.17m x 1.98m)

With storage cupboards, shelving, access to:

Ground Floor WC 5' 9" x 2' 10" (1.75m x 0.86m)

With window to the front elevation, low-level WC, wash hand basin, laminate floor, radiator.

Kitchen Breakfast Room 11' 9" x 9' 2" (3.58m x 2.79m)

With window to the front elevation, picture rail, pantry with further window to the front elevation, built-in oven, further gas cooker point with stainless steel chimney hood over, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for dishwasher, radiator.



Inner Hallway

With picture rail.

Boiler Room 8' 1" x 7' 3" (2.46m x 2.21m)

With original storage cupboards, boiler, plumbing for washing machine, shelving.

Bathroom 9' 1" x 8' 0" (2.77m x 2.44m)

With window to the side elevation, bath, low-level WC, pedestal wash hand basin, separate shower cubicle, heated towel rail. tiled floor, inset ceiling spotlights, radiator.

Bedroom One 19' 0" x 15' 0" (5.79m x 4.57m)

Measurement into bay. With secondary double glazed window bay to the side elevation, picture rail, a range of fitted wardrobes, radiator.

Bedroom Two 12' 0" x 10' 8" (3.66m x 3.25m)

With secondary double glazed window to the rear elevation, picture rail, fitted wardrobe, radiator.

Lobby

With storage cupboards, door to the side elevation.

Bedroom Three 7' 7" x 5' 6" (2.31m x 1.68m)

With window to the rear elevation, radiator.

First Floor

Accessed via ladders from entrance hall, with double glazed Velux window to the rear elevation, providing access to eight separate loft rooms previously used as changing rooms for the bowls club opposite on Kimberley Road. The rooms are various sizes, some with slight height restrictions, this space offers fantastic scope for alteration to further living accommodation, sub. to relevant regulations.









Room One 13' 6" x 9' 2" (4.11m x 2.79m)

Room Two 13' 0" x 6' 3" (3.96m x 1.91m)

With a double-glazed window to the rear elevation.

Room Three 15' 0" x 7' 8" (4.57m x 2.34m)

With a double glazed window to the window to the side elevation.

Room Four 16' 0" x 14' 0" (4.88m x 4.27m)

With a double glazed window to the side elevation.

Room Five 14' 0" x 7' 8" (4.27m x 2.34m)

With a double-glazed window to the side elevation.

Room Five 14' 0" x 9' 8" (4.27m x 2.95m)

With a double glazed window to the side elevation.

Room Six 12' 3" x 10' 9" (3.73m x 3.28m)

With a double glazed window to the rear elevation.

Room Seven 13' 0" x 11' 9" (3.96m x 3.58m)

Room Eight 13' 0" x 11' 2" (3.96m x 3.40m)

Front Garden

With a variety of flowerbeds and shrubs, access to further side garden with mature shrubs and trees.

Rear Garden

A mainly lawn rear garden with a variety of established shrubs to borders, pond, gate to side and front access, further rear access to carport.

Parking 3 Vehicles

Tarmac driveway providing off road parking, further driveway leading to carport.

Garage 1 Vehicle

Measuring 19'4" x 12'. With electric up and over door to the front elevation, power and lighting.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

We'll keep you moving...





The property is well located for everyday local amenities and services, including renowned local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stoneygate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.