



## Homeway Road, Evington

£360,000 Freehold

Extended four-bedroom semi-detached home located in the popular suburb of Evington. Featuring a spacious through-lounge diner, ground floor bedroom with shower room, and a mature rear garden.



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#### **Porch & Hallway**

Access via a leaded front door with two leaded glazed windows to the front elevation; stairs to the first floor and a radiator.

#### **Reception Room One**

13' 10" x 11' 11" (4.22m x 3.63m)

Features a double-glazed bay window to the front elevation, a chimney breast with a wall-mounted gas fire, and folding doors to the through-lounge.

#### **Through-Lounge Diner**

27' 8" x 9' 0" (8.44m x 2.74m)

(maximising to 3.5m) Double-glazed window, double-glazed French doors to the rear, spotlights, chimney breast with living flame gas fire/hearth, TV point, and two radiators.

#### **Kitchen**

12' 5" x 6' 11" (3.79m x 2.10m)

Double-glazed window to the side elevation and door to the side passage. Light grey gloss units, rolled edge laminate work surfaces, stainless steel sink, inset 4-ring gas hob and oven with extractor, plumbing for washer/dryer, wall-mounted boiler, and under-stairs cupboard.

#### **Ground Floor Bedroom (Bedroom Four)**

10' 7" x 7' 2" (3.22m x 2.19m)

Double-glazed window to the rear elevation, door to side passage, and radiator.



### Three-Piece Shower Room

8' 6" x 7' 3" (2.60m x 2.22m)

Double-glazed window to the side elevation, shower with a shower screen, low-level WC, wash hand basin, and tiled splashbacks.

### First Floor Landing

#### Bedroom One

14' 5" x 9' 11" (4.40m x 3.02m)

Double-glazed window to the front elevation, built-in wardrobes, overhead storage, dressing table with fitted mirror, and radiator.

#### Bedroom Two

12' 3" x 9' 9" (3.74m x 2.98m)

Double-glazed window to the rear elevation, built-in wardrobes, overhead storage, dressing table with fitted mirror, and radiator.

#### Bedroom Three

6' 7" x 6' 5" (2.00m x 1.96m)

Double-glazed window to the front elevation and radiator.

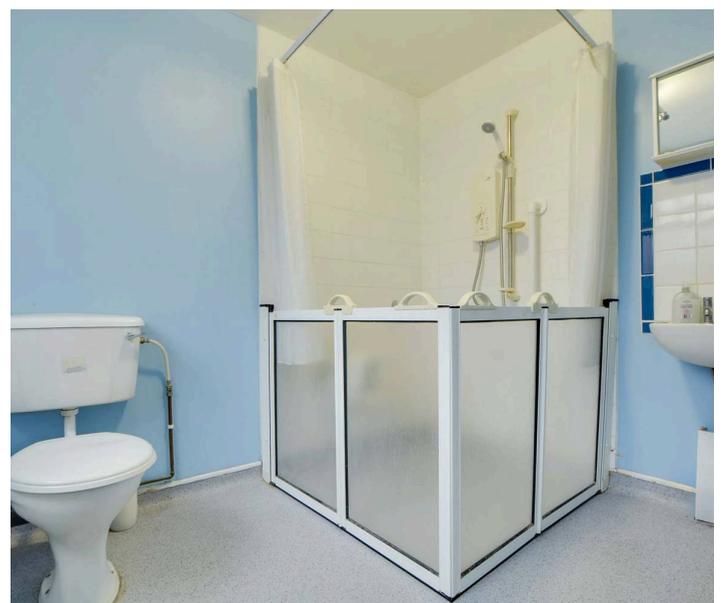
### Bathroom

6' 11" x 5' 10" (2.10m x 1.78m)

Double-glazed window to the rear elevation, bath with shower over, wash hand basin, fully tiled walls, built-in cupboard, and radiator.

### Separate WC

Double-glazed window to the side elevation, low-level WC, and tiled splashbacks









**Rear Garden**

Slabbed patio area leading to lawn with a maintained fence perimeter.

**Driveway**

Slabbed frontage with a car standing for one vehicle



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is well located for everyday local amenities and services, including 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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