

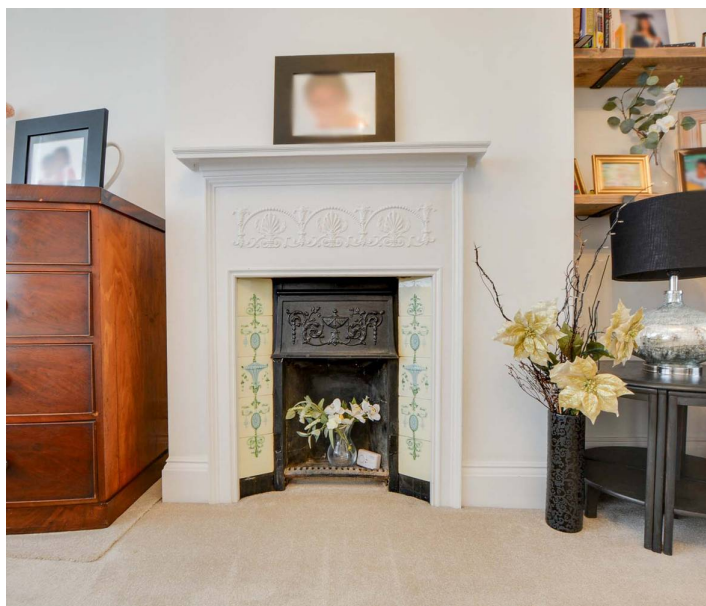


Kimberley Road, Evington Bordering Stoneygate

Offers in the Region of £495,000 Freehold

A beautifully presented period semi-detached home on the Evington/Stoneygate border, offering spacious and flexible accommodation, a stylish finish throughout, and a lovely mature garden.





Entrance Hall

Entered via a hardwood glazed door; features Minton tiled flooring, two double-glazed windows to the side elevation, an under-stairs cupboard, and a radiator.

Reception Room One

17' 1" x 14' 0" (5.20m x 4.26m)

Features a three-panelled double-glazed bay window to the front, a chimney breast with a living flame gas fire, tiled surround and hearth, coved ceiling, picture rail, and TV point.

Reception Room Two (Dining Room)

14' 0" x 11' 6" (4.27m x 3.51m)

Features double-glazed French doors to the rear, a living flame gas fire with surround and hearth, coved ceiling, a picture rail, and a radiator with a feature cover.

Reception Room Three (Optional Bedroom Four)

9' 6" x 7' 8" (2.90m x 2.34m)

Includes two glazed windows to the side elevation, built-in storage, and a radiator.

Breakfast Kitchen

14' 6" x 12' 0" (4.42m x 3.65m)

Features a glazed sash window to the side, double French doors to the rear garden, and ceramic tiled flooring. Includes grey base and wall units with quartz-effect laminate work surfaces, sink/drain, space for a free-standing gas hob/oven, integrated microwave, and free-standing fridge-freezer.



First Floor Landing

Features a double-glazed window to the front elevation, built-in storage, and additional overhead storage.

Bedroom One

17' 1" x 14' 0" (5.20m x 4.26m)

Features a three-panelled double-glazed bay window, chimney breast with feature fireplace, TV point, and radiator.

Bedroom Two

14' 1" x 11' 6" (4.29m x 3.50m)

Features a glazed sash window to the rear, a TV point, a radiator, and access to the en-suite.

En-Suite

9' 3" x 7' 0" (2.81m x 2.13m)

Features a double-glazed window to the side, tiled flooring, a double shower cubicle with a sliding glass door, a low-level WC, a wash hand basin with under-basin storage, and a wall-mounted radiator.

Bedroom Three

12' 1" x 9' 6" (3.68m x 2.90m)

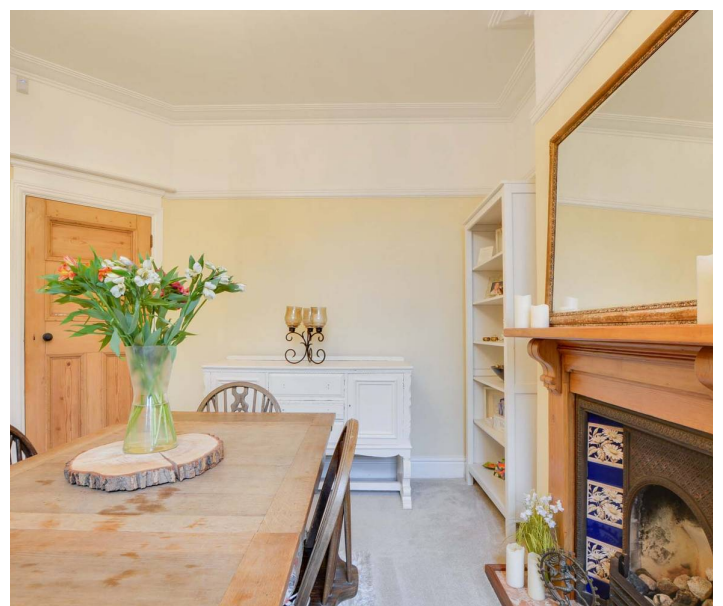
Features a double-glazed bay window to the rear, a chimney breast with a feature fireplace, and a radiator.

Bathroom

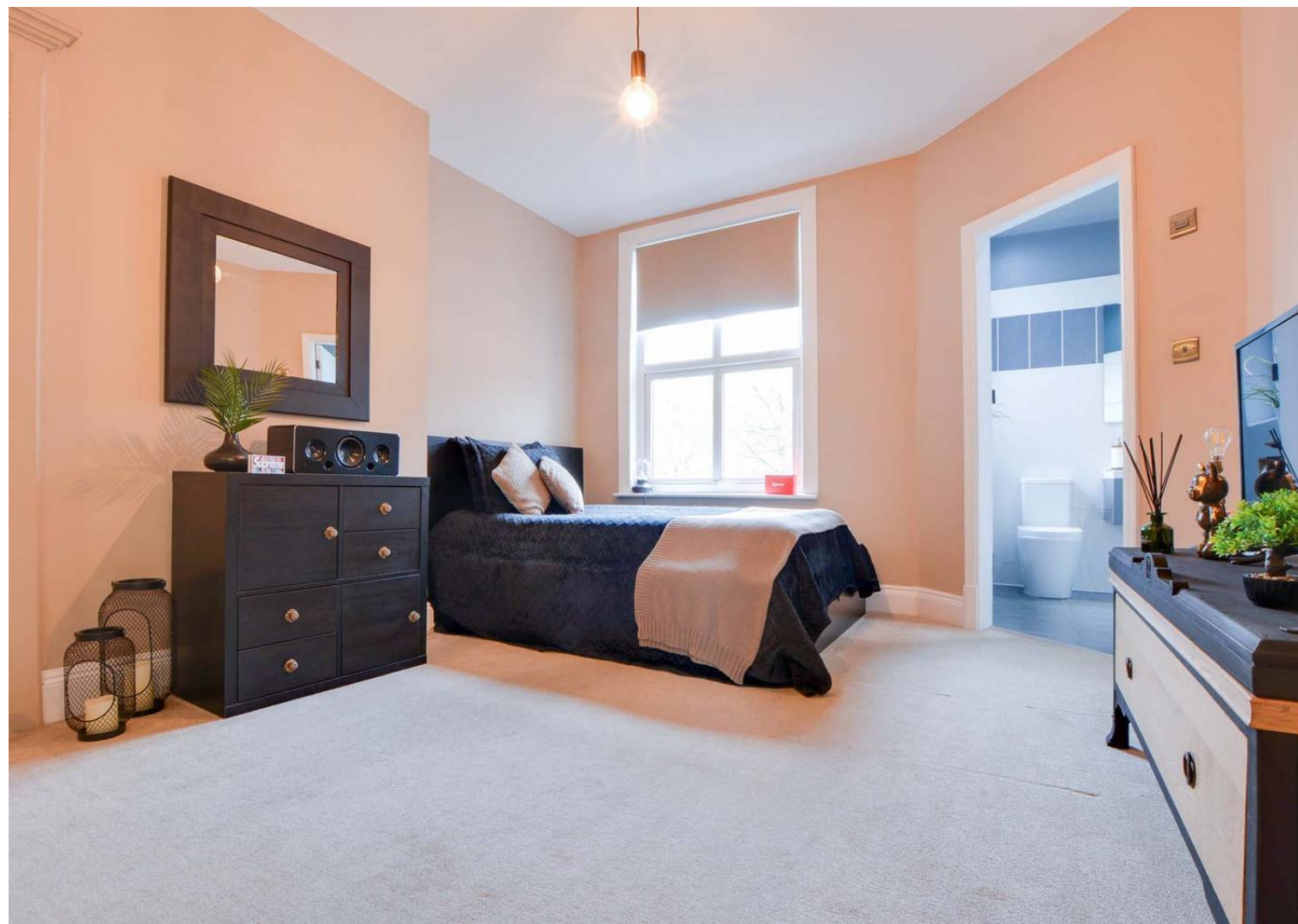
Features a bath with a shower over, a wash hand basin, a double-glazed window to the side, and a radiator.

Separate WC

Features a glazed sash window to the side, a low-level WC, and a dado rail.







**Garden**

Mature garden with a slab patio seating area, well-maintained lawn, and established flower beds.

Garage

For one vehicle.

Driveway

For two vehicles.



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





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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.