

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Living Room

15'3 x 10'3

Kitchen

15'9 x 6'6 max

Dining Room

11'11 x 9'10

First Floor Landing

Bedroom One

15'3 x 10'3

Bedroom Two

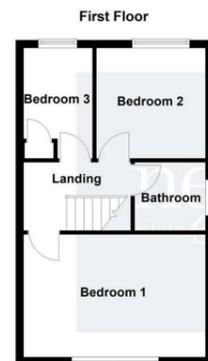
9'5 x 9'5

Bedroom Three

9'5 x 5'9

Bathroom

8'7 x 5'2



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Evelyn Drive, Leicester LE3 2BT

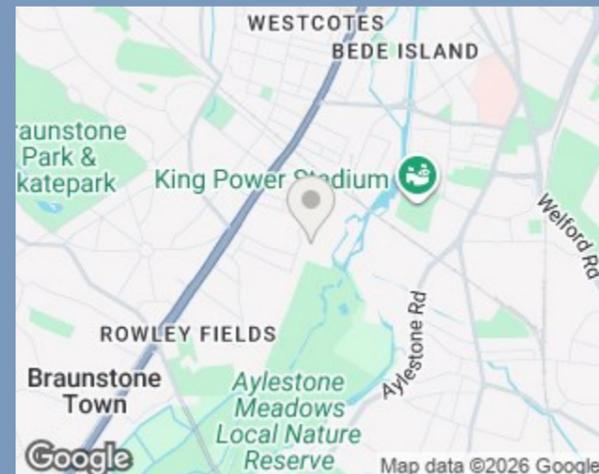
Offers Over £240,000

The Story Begins

- Traditional Semi Detached
- Well Presented Throughout
- Pretty, South Facing Garden
- Living Room & Dining Room
- Fitted Kitchen
- First Floor Landing & Bathroom
- Three Bedrooms
- Driveway To The Front
- Energy Rating D
- Council Tax Band B & Freehold

Location Is Everything

Rowley Fields is a lively and welcoming area in Leicester, celebrated for its strong sense of community and cultural diversity. The neighbourhood offers a great balance of city convenience and local charm, with a variety of independent shops, cafes, and markets that give the area its unique character. Well-equipped with essential amenities, Rowley Fields features good schools, green spaces, and active community hubs—making it a great choice for both families and professionals. Its close location to Leicester city centre means residents can enjoy quick access to shopping, dining, entertainment, and job opportunities. The area also benefits from excellent transport connections, including frequent bus services and nearby major road links, allowing for easy travel within the city and beyond.



Inside Story

This charming traditional semi-detached home is situated on the sought-after Evelyn Drive, offering a perfect blend of comfort and convenience in a popular residential location.

Upon entry, you're welcomed into a bright and spacious living room featuring a bay window, wood flooring, and a characterful feature fireplace. A separate reception room provides flexible living space, ideal for use as a formal dining area or a family room, with sliding patio doors opening onto the rear garden.

The kitchen is well-appointed with a range of fitted wall and base units, work surface, sink drainer and space for appliances and there is a courtesy side door to the garden.

Upstairs, the property offers three bedrooms—two generous doubles and a single—providing ample space for family living. The family bathroom is fitted with a classic white suite, including a wash hand basin, low level WC, and a bath with shower over.

Externally, the property benefits from a gravel driveway to the front, offering off-street parking. To the rear, the delightful south-facing garden is mature and attractive featuring a decked area perfect for a bistro table and chairs, a patio space for entertaining, and a useful garden shed.

This lovely home is ideal for families or professionals looking to enjoy a peaceful yet well-connected location.

