



Mayflower Road, Evington

In Excess of £370,000 Freehold

Spacious four-bedroom detached home in Evington offering over 1,300 sq ft of accommodation, a bright through lounge, a loft bedroom with a shower room, and a multi-tiered rear garden.



0116 274 5544





Entrance Hall

Parquet-style flooring, double-glazed window to the side elevation, stairs to the first floor, and a radiator.

Living Room

27' 5" x 11' 3" (8.36m x 3.42m)

(Measurements into the bay window) Spacious through lounge with natural light from a double-glazed bay window to the front elevation and French doors to the rear elevation. Features two chimney breasts (one with a gas fire), coving to the ceiling, TV point, and two radiators.

Kitchen

18' 9" x 6' 11" (5.72m x 2.11m)

Range of base and wall units, stone-effect laminate work surfaces, and stainless steel sink. Includes a 5-ring gas hob, a double integrated oven, and an extraction hood, a built-in dishwasher, a built-in fridge freezer, plumbing for the washing machine, access to the rear garden, and an enclosed side passage.

First Floor Landing

With a window to the side elevation and stairs to the second floor.

Bedroom One

12' 0" x 11' 3" (3.66m x 3.43m)

With a window to the front elevation, chimney breast, coving to the ceiling, and radiator.



Bedroom Two

11' 3" x 10' 6" (3.44m x 3.19m)

With a window to the rear elevation, chimney breast, coving to the ceiling, and radiator.

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.22m)

With a window to the front elevation and a radiator.

Bathroom

8' 4" x 7' 1" (2.53m x 2.16m)

With a double-glazed window, bath with shower over, mixer tap, low-level WC, wash hand basin, tile-effect splashbacks, storage cupboard, and radiator.

Bedroom Four

15' 3" x 8' 8" (4.66m x 2.64m)

Located on the second floor with a window to the rear elevation and front skylight window, under-eaves storage, and a radiator.

Shower Room

6' 0" x 5' 10" (1.82m x 1.78m)

With a window to the rear elevation, a shower cubicle, a low-level WC, a wash hand basin, tile-effect splashbacks, and a radiator.









FRONT GARDEN

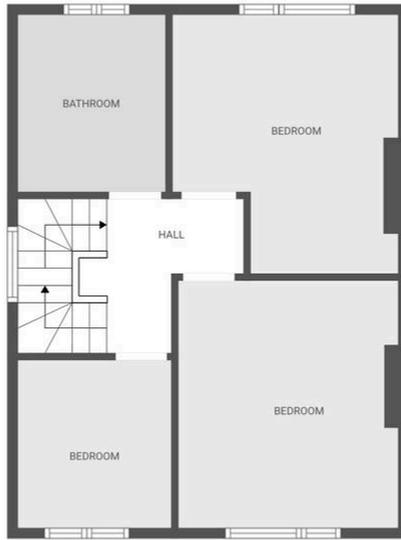
With a pathway to the front door with mature and established shrub borders.

GARDEN

Multi-tiered garden featuring a lower slab patio, steps to an upper lawn, and an additional upper patio seating area with well-maintained borders.



Ground floor



1st floor



2nd 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact 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.