



Ingarsby Drive, Evington

Offers in Excess of £795,000 Freehold

Stylishly extended 5-bedroom detached family home on a corner plot in sought-after Evington, offering four bathrooms, four reception rooms, a gym, stunning dining kitchen and versatile living space.





Entrance Hall

Entered via a high-quality composite front door. A bright and welcoming hallway with natural light flowing through an obscure double-glazed window and an additional double-glazed window to the front elevation. Features a contemporary hardwood staircase with sleek glazed panels providing access to the first-floor landing.

Reception Room One

20' 2" x 14' 10" (6.15m x 4.51m)

A beautifully proportioned principal living room boasting an abundance of natural light from a large double-glazed window to the front elevation. Featuring premium herringbone parquet flooring, tasteful decoration, a television point, and a door providing access to the inner hallway.

Reception Room Two

14' 6" x 13' 2" (4.43m x 4.01m)

A bright, dual-aspect sitting room boasting double-glazed windows to both front and side elevations. Complete with a stylish wooden panelled feature wall and the comfort of underfloor heating.

Reception Room Three

13' 0" x 9' 5" (3.97m x 2.87m)

Ideal as a formal dining space or snug, this room features bi-folding doors that open directly onto the rear patio, seamlessly connecting indoor and outdoor living. Finished with herringbone parquet flooring, underfloor heating, and a television point. Entered via elegant double doors featuring four glazed panels.



Reception Room Four (Home Gym)

18' 7" x 9' 4" (5.67m x 2.85m)

Currently utilised as a professional home gym, this flexible room features double-glazed bi-folding doors providing views and access to the rear garden, inset ceiling spotlights, a television point, and repurposed tyre speciality gym flooring.

Open-Plan Dining Kitchen

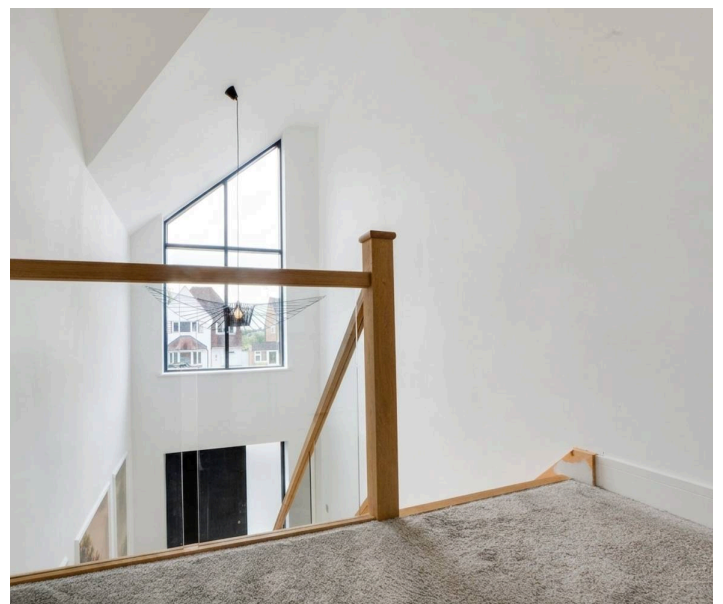
19' 3" x 14' 10" (5.86m x 4.51m)

A stylish and expansive open-plan fitted dining kitchen designed for modern family living. The room enjoys plenty of natural light through double-glazed floating corner bi-fold doors to both the rear and side elevations, which lead directly out to the garden. The kitchen comprises a comprehensive range of base and wall units complemented by solid counter work surfaces, an integrated sink drainer with a mixer tap, and inset ceiling spotlights. Integrated appliances include: A five-ring gas hob with an extraction hood over, a double oven, fridge, freezer, and dishwasher. Additional features: Feature drop-down pendant lighting over the dining area and underfloor heating.

Utility Room

9' 4" x 5' 5" (2.85m x 1.65m)

Stylishly appointed with base and wall units and a laminated work surface incorporating a sink and mixer tap. Offers plumbing for a washing machine, space for a tumble dryer, underfloor heating, and a double-glazed door providing direct side access to the garden.







Ground Floor Shower Room

9' 5" x 4' 9" (2.88m x 1.45m)

A luxuriously appointed ground-floor shower room featuring a premium stone floor and a double-glazed obscure window to the rear elevation. Equipped with a walk-in shower with a glazed screen and rainfall shower head over, a low-level douche WC, a stylish glazed wash hand basin with integrated under-basin storage, a wall-mounted illuminated mirror, and a heated towel rail.

First Floor Landing

Providing access to all five bedrooms and the family bathroom.

Bedroom One

17' 0" x 14' 10" (5.17m x 4.52m)

A beautifully styled, cosy principal bedroom suite boasting an abundance of natural light via a double-glazed window to the rear elevation and double-glazed French doors. Complete with a television point, radiator, and door leading to:

Walk-in Wardrobe

Providing ample custom storage facilities for clothing, with a further door leading to:

En-Suite Shower Room

9' 6" x 4' 11" (2.89m x 1.49m)

A stylishly appointed suite with a double-glazed window to the side elevation, a corner shower cubicle with a screen and shower head over, a low-level douche WC, a wash hand basin with under-basin storage, and a premium stone tiled floor.

Bedroom Two

16' 3" x 11' 5" (4.95m x 3.48m)

A generous double bedroom boasting a double-glazed window to the rear elevation, feature drop-down lighting, a stylish wall-mounted radiator, and a television point. Door leading to:

Walk-in-Wardrobe

Providing excellent clothing storage and access to:

En-Suite Bathroom

8' 10" x 7' 8" (2.69m x 2.34m)

Features a double-glazed window to the front elevation, tiled flooring with underfloor heating, a bath with a shower screen and a shower head over, a low-level douche WC, a wash hand basin with under-basin storage, a wall-mounted illuminated mirror, and elegant marble-tiled splashbacks.

Bedroom Three

17' 9" x 13' 1" (5.40m x 3.99m)

A very spacious double bedroom featuring a double-glazed window to the front elevation, a television point, and a radiator.



Bedroom Four

18' 4" x 13' 2" (5.58m x 4.02m)

Another large double bedroom with a double-glazed window to the front elevation, a television point, and a stylish wall-mounted radiator.

Bedroom Five

13' 2" x 11' 5" (4.01m x 3.48m)

A double bedroom with a double-glazed window to the rear elevation, feature drop-down lighting, and a radiator.

Family Bathroom

10' 10" x 7' 8" (3.31m x 2.33m)

A luxurious family bathroom with impressive floor and partial wall tiling, and a double-glazed window to the rear elevation. The suite features a statement free-standing bathtub with a mixer shower tap, a low-level douche WC, a wash hand basin with integrated storage beneath, and a feature wall-mounted radiator.

Front Garden

The property occupies a commanding corner position with extensive wrap-around lawns to the front and side.

Rear Garden

A private, enclosed rear garden laid mainly to lawn, complemented by an inviting paved patio area perfect for outdoor dining and entertaining.

Driveway

A substantial private driveway provides off-road parking for in excess of four vehicles.

Garage

An integral single garage provides additional parking or secure storage space.



1st floor



Ground floor

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





The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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