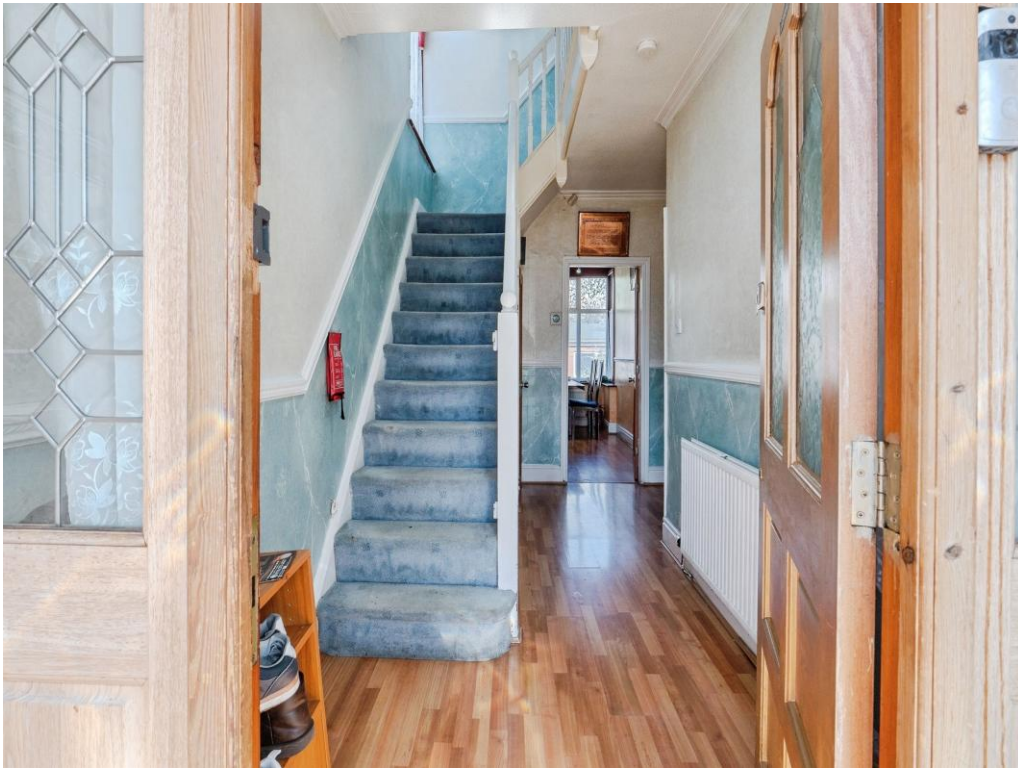




Connells

Evington Road
Leicester



Property Description

A wonderfully located and deceptively spacious property situated in the heart of Evington, one of Leicester's most sought-after and well-connected neighbourhoods. Positioned on the vibrant Evington Road, this home offers excellent access to local shops, cafés, places of worship, schools, and major transport links, making it an ideal choice for families, professionals, or investors.

A private rear garden provides a great space and on-street parking is available along Evington Road and surrounding residential streets.

Internal accommodation comprises entrance hallway with access to ground-floor rooms, spacious front reception room ideal for a lounge or formal sitting area, second reception/dining room offering versatility for family use, kitchen with fitted units and access to the rear garden, utility room and ground floor bathroom, three bedrooms, bathroom and separate WC located on the first floor and fourth bedroom is situated on the second floor. The property benefits from a substantial outbuilding located at the rear of the garden — a highly versatile space that adds significant value and flexibility to the home.

With its generous accommodation, versatile outbuilding, and prime position on Evington Road, this property represents an excellent purchase for families, professionals, or investors. Viewings are strictly by appointment and highly advised to avoid

disappointment.

Entrance Porch

Entrance Hall

Having stairs leading to the first floor, radiator and doors leading to the ground floor rooms

Reception Room One

A bright and welcoming space positioned at the front of the property, benefiting from a large bay window that floods the room with natural light throughout the day, radiator and fireplace with surround. The generous proportions make it an ideal main living area. High ceilings enhance the sense of space, while the room's layout provides flexibility for a variety of furniture arrangements.

Reception Room Two

This well-proportioned room is ideal for use as a formal dining area, secondary lounge, playroom or home office, depending on your needs, radiator and carpet flooring

Dining Room

Large window overlooking the garden, the room benefits from generous proportions, allowing ample space for a dining table and additional furniture

Kitchen

The kitchen is a well-proportioned and practical space positioned at the rear of the property, offering a functional layout with ample worktop surfaces and fitted storage units. Its generous size provides plenty of room for everyday cooking. A rear window and door leads to the rear garden and radiator

Utility Room

Positioned conveniently off the kitchen, it offers additional worktop areas and storage units

Ground Floor Bathroom

Three piece suite comprising bath, wash hand basin and low level WC, radiator and obscure glazed window to allow privacy and ventilation

First Floor Landing

Bedroom Two

Double glazed window overlooking the front, radiator and fitted wardrobes

Bedroom Three

Double glazed window overlooking the rear and radiator

Bedroom Four

Ideal as a single bedroom, nursery, home office or study, it provides a comfortable and

practical space within the first-floor layout.

Bathroom

Corner suite comprising panelled bath with shower screen, low level WC and wash hand basin, tiled walls and obscure glazed window to allow privacy and ventilation

Wc

Comprising low level WC, tiled walls and a small obscure glazed window

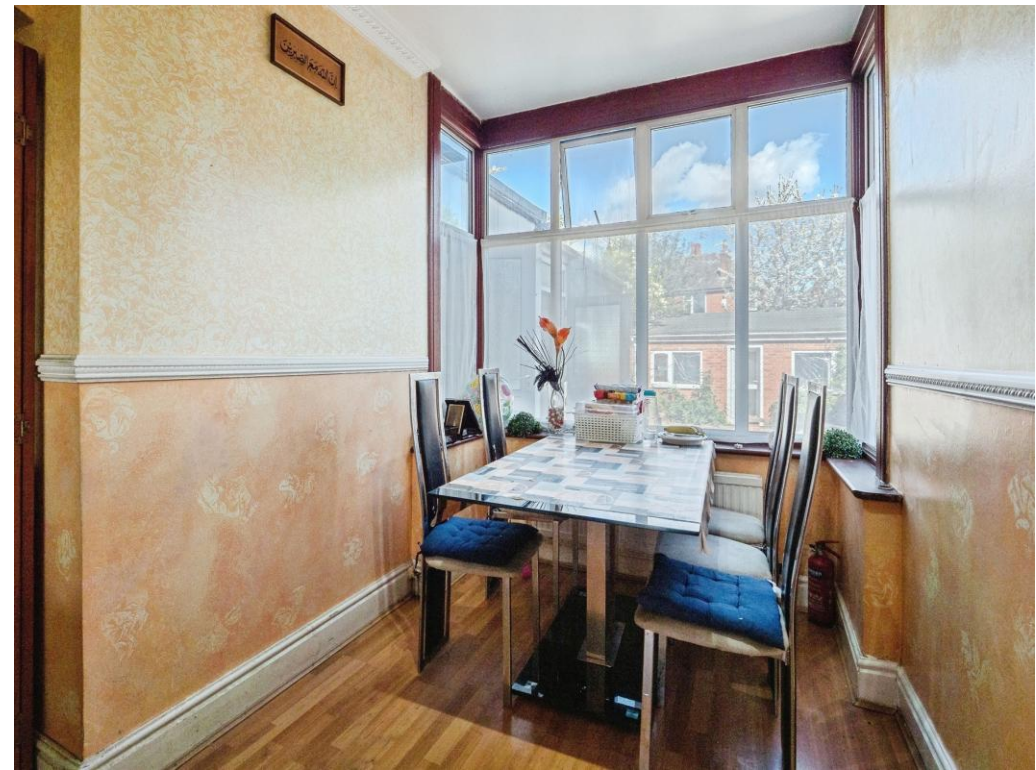
Second Floor

Bedroom One

A generously sized double bedroom, large window allows natural light, radiator and built in wardrobes

Outside

To the front, there is a small walled area with driveway and to the rear, there is an outbuilding, adding valuable versatility for storage, workshop use or potential conversion.









Total floor area 186.5 m² (2,008 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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