

## FOR SALE

**Norwood Road  
Evington, Leicester  
LE5 5QG**



**ASKING PRICE: £344,950**

- A Well Presented, 3 Bedroom Semi-Detached Property
- Conveniently Located In The Sought After Area of Evington, Near To Evington Road
- Offered With No Upward Chain
- Ideal For Families & First Time Buyers
- Lounge, Dining Room & Kitchen
- 3 Bedrooms & Family Bathroom
- Driveway Providing Off Road Parking For 1-2 Vehicles
- Large Rear Garden
- Viewings Highly Recommended



## Location

This property is located on Norwood Road which is situated between Evington Drive and Evington Lane, in the sought after area of Evington. The property is within walking distance of Evington Road, which benefits from an array of everyday amenities including restaurants and convenience stores, whilst the surrounding areas benefit from local schooling such as Evington Valley Primary School and Crown Hill Community College, places of worship such as Masjid Umar Mosque, healthcare centres and much more.

## Description

A well-presented, three-bedroom, semi-detached property conveniently located in the popular area of Evington, which is perfect for families and first-time buyers, and is offered with no upward chain.

The accommodation offers; two spacious reception rooms comprising of a lounge and separate dining room, a fitted kitchen with ample storage. To the first floor, three well-proportioned bedrooms, two of which, benefitting from fitted wardrobes, along with a family bathroom.

Externally, the property benefits from a driveway providing off road parking for one to two vehicles and a large rear garden with a private and sunny outlook.

## Accommodation

All measurements are approximate:

### **Entrance Hall - 16' 6" x 4' 0" (5.03m x 1.22m)**

Double glazed door to front, airing cupboard, stairs off to first floor, radiator, power points, pendant light fitting.

### **Lounge - 12' 2" x 13' 8" (3.71m x 4.16m)**

Double glazed bay window to front, gas fireplace, radiator, power points, pendant light fitting.

### **Dining Room - 12' 2" x 13' 8" (3.71m x 4.16m)**

Double glazed patio doors to rear, radiator, power points, pendant light fitting.

### **Kitchen - 7' 2" x 10' 7" (2.18m x 3.22m)**

Double glazed window to rear, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, plumbing for washing machine, power points, pendant light fitting.

## First Floor Landing

### **Bedroom One - 12' 2" x 12' 7" (3.71m x 3.83m)**

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

### **Bedroom Two - 12' 2" x 13' 2" (3.71m x 4.01m)**

Double glazed window to rear, radiator, power points, pendant light fitting.

### **Bedroom Three - 7' 2" x 8' 5" (2.18m x 2.56m)**

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

### **Bathroom - 7' 2" x 7' 6" (2.18m x 2.28m)**

Double glazed windows to side, panelled bath with mixer taps and shower over, pedestal wash hand basin with mixer tap, low level WC, pendant light fitting.

## Outside

To the front of the property, a driveway with car parking for 1-2 vehicles. To the rear, a large enclosed garden laid to lawn.

## Tenure

Freehold, subject to existing tenancies. We have been advised that the property is let on a 12-month AST from 01/11/2016 at a monthly rental amount of £1,000.

## EPC

Band D.

## Council Tax

The property falls within Band B.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## **Kal Sangra, Shonki Brothers Ltd**

85 Granby Street, Leicester LE1 6FB

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## GROUND FLOOR

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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