

# Aston & Co

ESTATE & LETTING AGENTS



302 Evington Road  
Evington, Leicester, LE2 1HN  
O.I.E.O £375,000

 5  3  3  D

This large extended family home with 5 bedrooms & 3 bathrooms is convenient for the city centre, schools, amenities, leisure facilities & places of worship. Having easy access to excellent transport links including the motorway network & the Leicester railway station.

- LARGE EXTENDED FAMILY HOME
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- 5 BEDROOMS
- EXCELLENT LOCATION
- CONVENIENT FOR SCHOOLS AND PLACES OF WORSHIP
- EASY ACCESS TO THE CITY CENTRE
- GREAT TRANSPORT LINKS
- COUNCIL TAX BAND D EPC RATING D
- Available Broadband - standard - Ultrafast See ofcom broadband checker



## INTRODUCTION

With the Evington Valley Primary School, The Land of Learning Nursery and primary School, The Madani Secondary School, The Masjid Umar Mosque and St Phillips Church all within a short walk, this large extended family home enjoys an excellent location with easy access to Leicester City Centre and all of its amenities.

Although some modernisation and re-decoration is required, the property benefits from uPVC double glazing, Gas Central Heating and solar panels which were purchased and installed by the present owners to provide lower cost electricity and represents an excellent opportunity for a large or extended family to purchase an extremely spacious, three storey home to make their own.

Standing behind a low brick wall, the house is entered through an enclosed porch and briefly comprises: A spacious entrance hall, three generously sized reception rooms, a kitchen and ground floor shower room. The first floor has 3 double bedrooms and a family shower room, a staircase to the second floor which has 2 further bedrooms and an en-suite shower room.

## THE ACCOMMODATION

The house is entered through the enclosed porch and into the spacious entrance hall with doors into the ground floor rooms and a staircase rising to the first floor with storage cupboards under. The front reception room has a bay window overlooking the front and is used by the current owners as a family sitting room. The rear reception has been extended to create a large lounge with patio doors providing views of the garden and access onto the patio. This room is adjacent to the kitchen and provides scope to knock through to create a large living dining kitchen. The dining room with full height storage cupboards has a large window to the side and a door leading to the kitchen. The kitchen has been fitted with a range of base and wall units with plumbing for white goods, a range style cooker with hood over, a window to the side and a door leading into a rear porch with an exterior door into the garden and a second door into a ground floor shower room comprising a toilet, sink and walk-in shower enclosure.

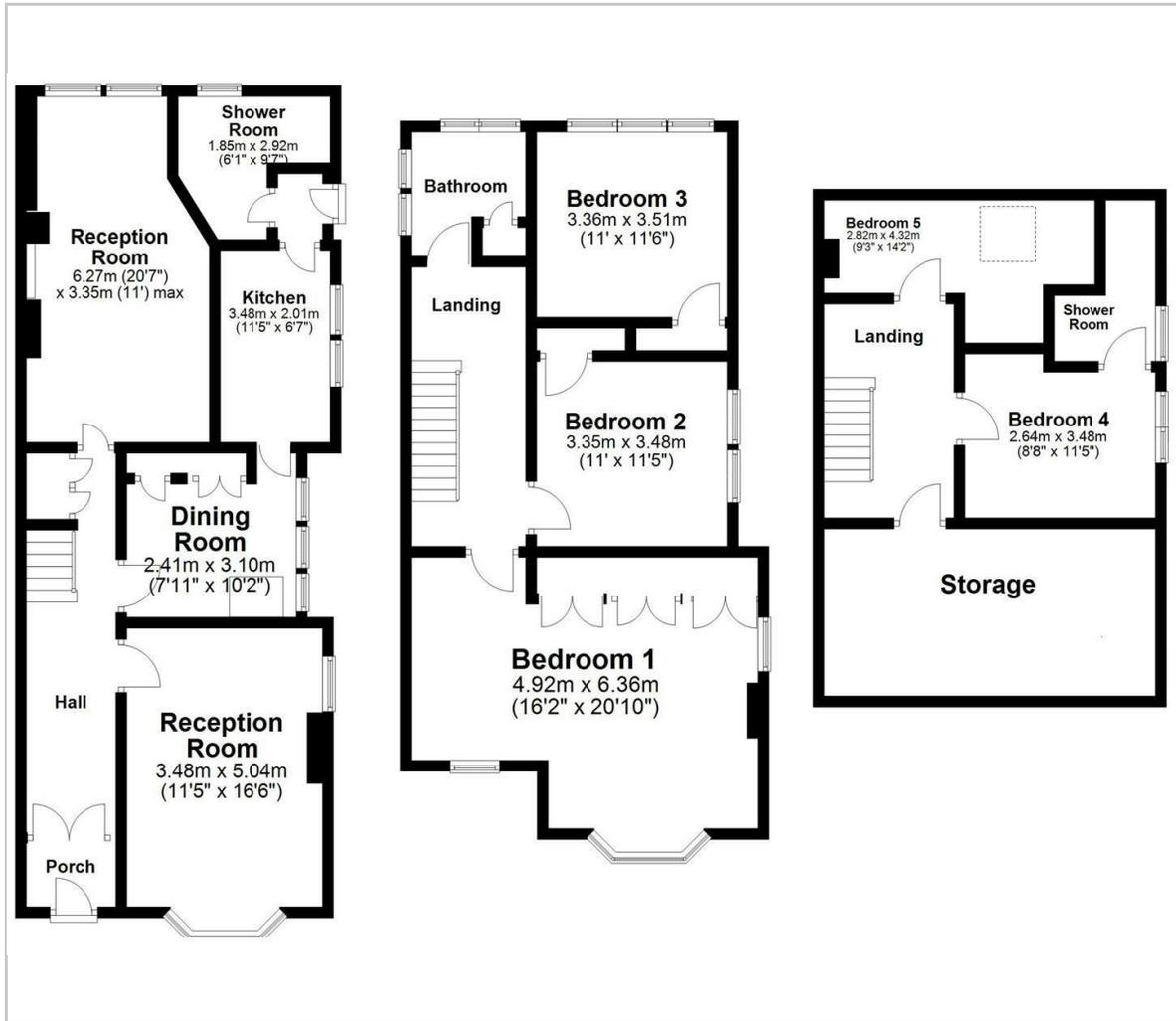
The first floor landing provides access to 3 double bedrooms, a family wet room and has another staircase rising to the second floor. Bedroom 1 is a large double room extending the full width of the house with two windows overlooking the front and a range of a range of fitted wardrobes. Bedroom 2 has a walk-in cupboard and a window overlooking the side whilst the third bedroom is a similar size with a walk-in cupboard and a window to the rear. A re-fitted wet room which comprising a toilet, sink and shower completes the first floor accommodation. A second staircase rises to the upper floor landing with bedroom 4 having a window to the side and an en-suite shower room comprising a toilet, sink and shower cubicle. Bedroom 5 is a large single room with a roof style window to the front and used by the current owners as a single bedroom and a work from home office space. At the other end of the second floor landing, a door leads to the loft storage space.

## OUTSIDE

Standing on the junction of Evington Road and Evington Lane in the highly regarded Evington Valley area of the city with The Land of Learning nursery and primary school, and the Masjid Umar Mosque with all of its open space being just across the road, this large family home has a paved forecourt front garden with pedestrian access down the side of the house to the rear. The enclosed rear garden has been thoughtfully laid out with a paved patio area having steps down to the lawn with mature well-stocked borders and a timber storage shed.



## Floor Plan



## Viewing

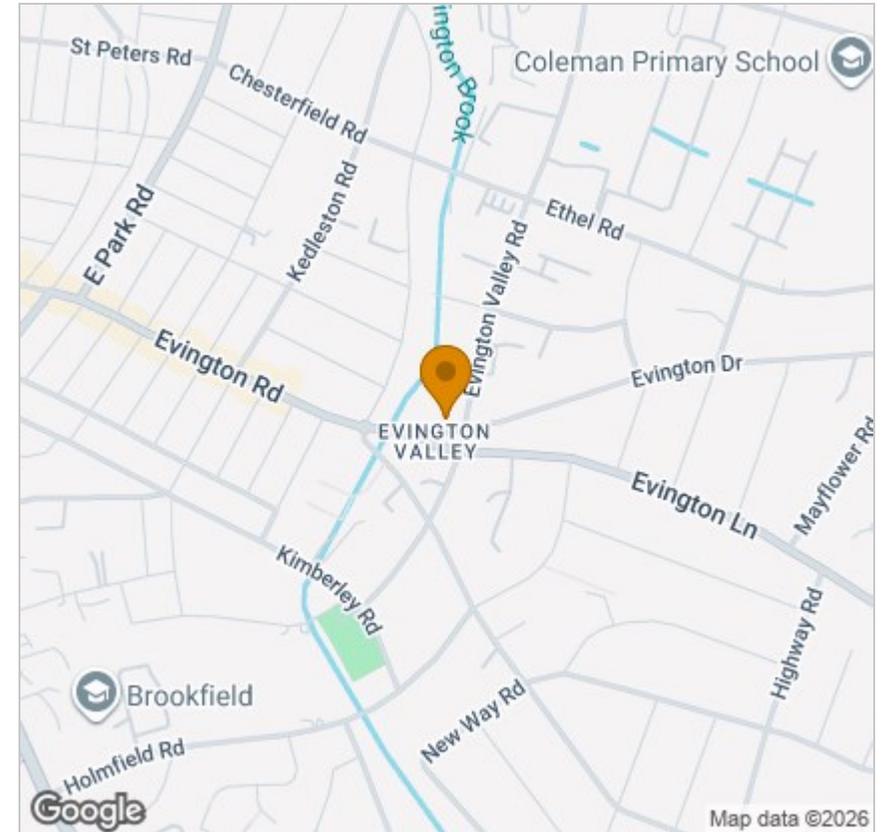
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**

**Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

