



**Guide Price £450,000 - £470,000**

**Evington Valley Gardens, Leicester, LE5 5LW**

- Spacious Modern Townhouse
- Two Reception Rooms
- Downstairs W/C
- Further Shower Room and Bathroom
- Off Street Parking, Cul-De-Sac
- Five Bedrooms
- Dining Kitchen
- En-suite Shower room
- EPC Rating C Council Tax Band E
- Freehold



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A well presented FIVE BEDROOM spacious TOWN HOUSE located at the bottom of this sought after CUL DE SAC in EVINGTON.

Spread over three floors the property comprises of hallway, downstairs w/c, reception one, dining kitchen and utility room on the ground floor. On the first floor there is another reception room, two bedrooms and a shower room. The top floor has the principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

To the rear is low maintenance garden mainly laid to lawn with patio area.

There is OFF STREET PARKING to the front of the property.

Evington is a highly sought after suburb within Leicester, providing easy access to City Centre and local schooling and places of worship not to mention the Leicester Royal Infirmary and General Hospitals.

VIEWING IS RECOMMENDED - CALL BARKERS NOW 0116 2709394



#### ENTRANCE HALLWAY

Double glazed front door, stairs rising to first floor, under stair cupboard, radiator, spot lights.



#### DOWNSTAIRS W/C 6'3" x 2'10" (1.92 x 0.87)

Low level W/C, pedestal wash hand basin, radiator, spot light, frosted double glazed window to front aspect.



#### RECEPTION ONE 15'5" x 9'9" (4.71 x 2.99)

Alarm panel on wall, radiator, double glazed window to front aspect.



### DINING KITCHEN

**18'3" x 15'10" max (5.57 x 4.83 max)**

Fitted units with worktops over and tiled splash backs, gas range, extractor above, sink with drainer, integrated dishwasher, space for fridge freezer, radiator, spotlights, double glazed window to rear aspect and pair of double glazed doors leading to rear garden.



### DINING AREA

### UTILITY ROOM

**10'5" x 4'7" (3.19 x 1.40)**

Fitted unit with worktop, 'Boiler', plumbing for washing machine, tiled floor, part tiled walls, spotlights, radiator,



### KITCHEN AREA



### FIRST FLOOR LANDING

Built in cupboard housing 'Mega flow' spot lights.



**RECEPTION TWO**  
**18'3" x 12'4" (5.58 x 3.77)**

Dual double glazed doors leading onto Juliet balconies facing the rear aspect, two radiators, spotlights.



**BEDROOM FIVE**  
**10'6" x 8'0" (3.22 x 2.46)**

Radiator, spotlights, double glazed window to front aspect.



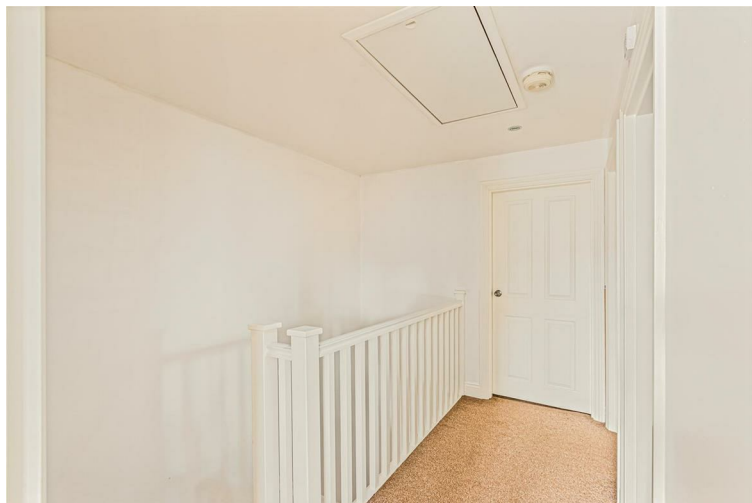
**BEDROOM TWO**  
**17'2" x 9'8" (5.24 x 2.97)**

Radiator, spot lights, double glazed window to front aspect.



**SHOWER ROOM**  
**9'8" max x 6'4" (2.95 max x 1.95)**

Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, radiator, spotlights, tiled walls and floor, frosted double glazed window to side aspect.



**SECOND FLOOR LANDING**

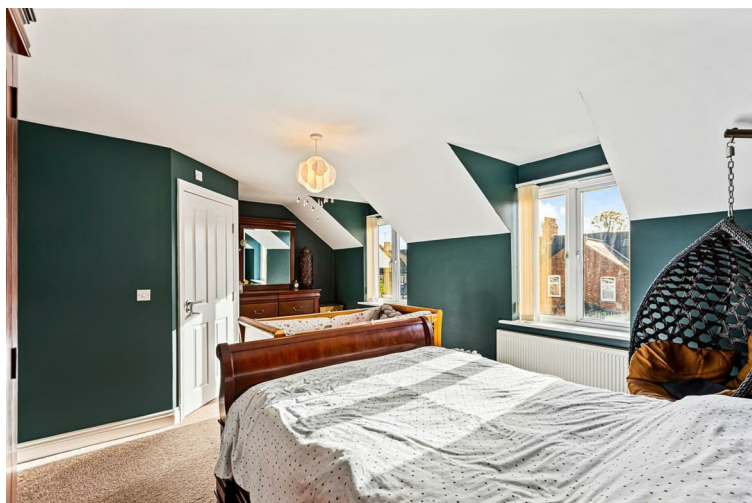
Access to loft.



**EN-SUITE SHOWER ROOM**

**5'9" x 5'8" (1.76 x 1.74)**

Corner shower cubicle with mains shower, pedestal wash hand basin, low level W/C, radiator, part tiled walls, tiled floor, frosted double glazed window to side aspect.



**BEDROOM ONE**

**18'3" x 12'4" (5.58 x 3.78)**

Two radiators, two double glazed windows to rear aspect.



**BEDROOM THREE**

**17'6" x 7'6" (5.35 x 2.30)**

Radiator, double glazed window to front aspect.



**BEDROOM FOUR**

**11'0" x 7'11" (3.37 x 2.43)**

Radiator, double glazed window to front aspect.



**OUTSIDE**

To the rear is mainly laid to lawn with a paved area, and gate to side aspect leading to front of the property.

To the front of the house is off street parking, grassed area, and covered porch with light.



**BATHROOM**

**9'10" x 6'3" (3.00 x 1.91)**

Bath, pedestal wash hand basin, low level W/C, tiled floor, part tiled walls, spot lights, radiator.



**FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



Total Area: 179.7 m<sup>2</sup> ... 1934 ft<sup>2</sup>  
 All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all enclosed spaces are intended to make the most efficient use of space. The vendor, agency and/or supplier will accept no liability for its accuracy.

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am -5pm  
 Saturday 9am - 4pm

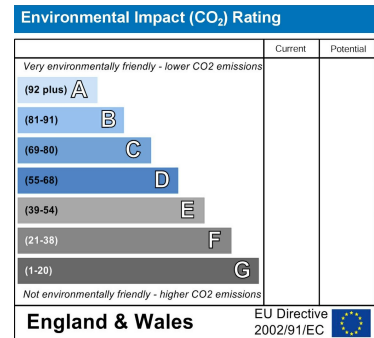
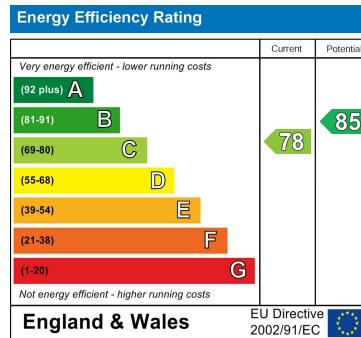
**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

