



**Offers Over £500,000**

## **Kingsway Road, Evington, Leicester, LE5 5TT**

- Extensively Extended Detached Property
- Three Spacious Reception Room
- Four Family Bedrooms
- GCH, DG, EPC D, C/Tax E & Freehold
- Driveway & Double Garage
- Entrance Hallway & Cloakroom
- Fitted Breakfast Kitchen
- Two En-suites & Family Bathroom
- Well Maintained Rear Garden
- Highly Recommended | No Upward Chain





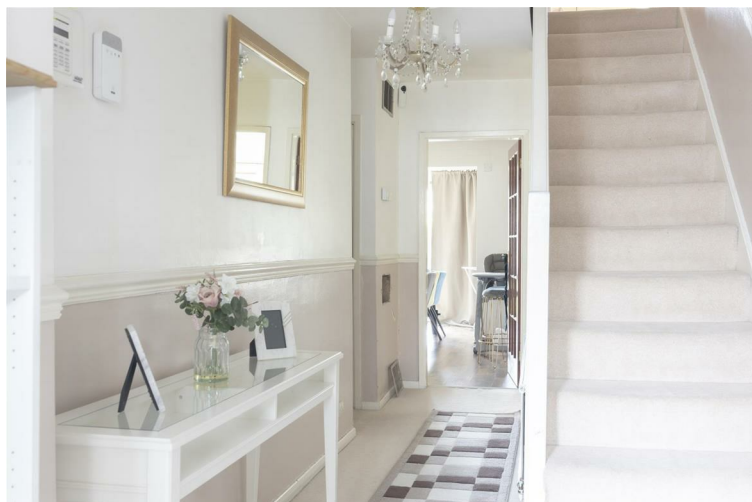
AN EXTENSIVELY EXTENDED & IMMACULATLY PRESENTED FOUR BED DETACHED PROPERTY superbly situated in the sought after city suburb of Evington on the Stoneygate border, being well served for the City Centre, city hospitals, local places of worship and an array of everyday amenities can be found along the popular Allandale Road & Francis Street shopping parades. This generously proportioned and well appointed property is perfect for the family market and would provide a very comfortable home that briefly comprises, entrance hallway, 28' living room with an open plan arrangement through to the family room, ideal for larger gatherings, separate dining room with seating comfortably for ten people and fitted breakfast kitchen. To the first floor are four bedrooms, two en-suites and a good sized family bathroom. The property benefits from manicured rear gardens mainly laid to lawn, wide driveway providing parking and superb double garage.

EARLY VIEWING HIGHLY RECOMMENDED | NO UPWARD CHAIN



#### CLOAKROOM

Wash hand basin & wc fitted to vanity unit, tiling to splash areas and radiator



#### ENTRANCE HALLWAY

New front door with matching side panels, radiator, stairs to the first floor, understairs cupboard and separate storage cupboard



#### LIVING ROOM

28'1 x 13 (8.56m x 3.96m)

Double glazed window to the front elevation, feature brick fireplace, radiator and double doors and windows to the family room.



### **FAMILY ROOM**

**19 x 16'7 (5.79m x 5.05m)**

Double glazed patio doors leading out to the rear garden, radiator and double doors and windows to the living room.



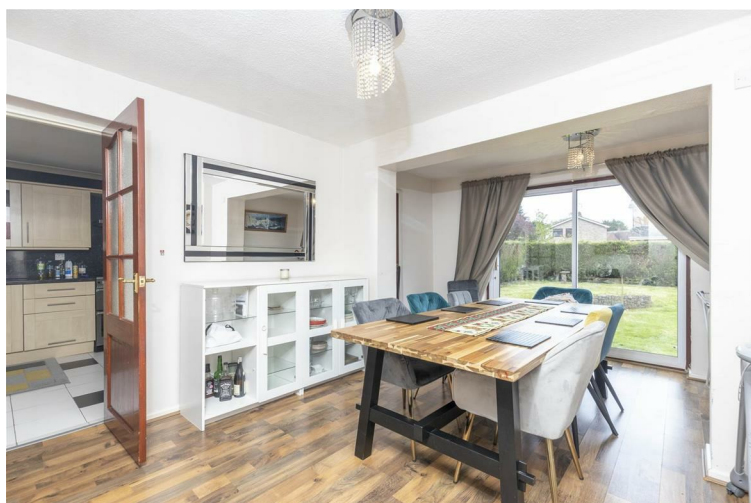
### **FITTED BREAKFAST KITCHEN**

**25 x 10'7 (7.62m x 3.23m)**

Fitted with a matching range of light oak, base, wall and drawer units, stainless steel sink and drainer, work surfaces, gas cooker point with space for range cooker and stainless steel cooker hood over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, radiator, tiled floor, double glazed window to the rear and door to the garage.

### **FIRST FLOOR LANDING**

With stairs from the entrance hall and airing cupboard housing 'Worcester' boiler.



### **DINING ROOM**

**18'7 x 13'4 (5.66m x 4.06m)**

Double glazed patio doors leading out to the rear garden, radiator and door to the kitchen.



### **BEDROOM ONE**

**13'7 x 11 (4.14m x 3.35m)**

Double glazed window to the front, fitted floor to ceiling wardrobes, radiator, double glazed window to the front and door to en-suite.

### **EN SUITE**

Shower cubicle with electric shower and wash hand basin.





**BEDROOM TWO**  
**14'5 x 10'5 (4.39m x 3.18m)**

Double glazed window to the rear, fitted floor to ceiling wardrobes, radiator and door to en-suite.



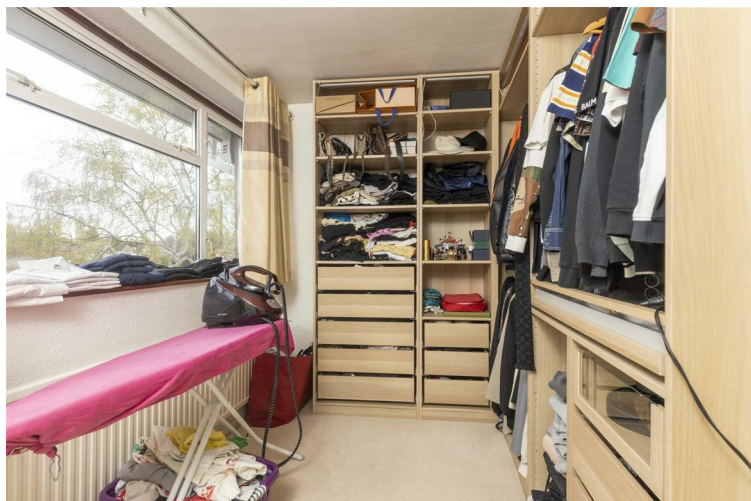
**BEDROOM THREE**  
**13'6 x 10'5 (4.11m x 3.18m)**

Double glazed window to the rear, two double fitted wardrobes and radiator.



**EN SUITE**

Shower cubicle with electric shower and wash hand basin.



**BEDROOM FOUR**  
**13'2 x 8'6 (4.01m x 2.59m)**

Double glazed window to the front, built-in wardrobe with rails and shelving, radiator.



#### **FAMILY BATHROOM**

**9'4 x 7'8 (2.84m x 2.34m)**

Bath with electric shower over, wash hand basin with vanity unit, wc, extractor fan, radiator, double glazed window to the side and access to a partly boarded loft with light.



#### **DOUBLE GARAGE**

**22'8 x 22'3 (6.91m x 6.78m)**

Two up and over doors (one of which is electric), power and light.

#### **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

#### **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 - 5.30pm,

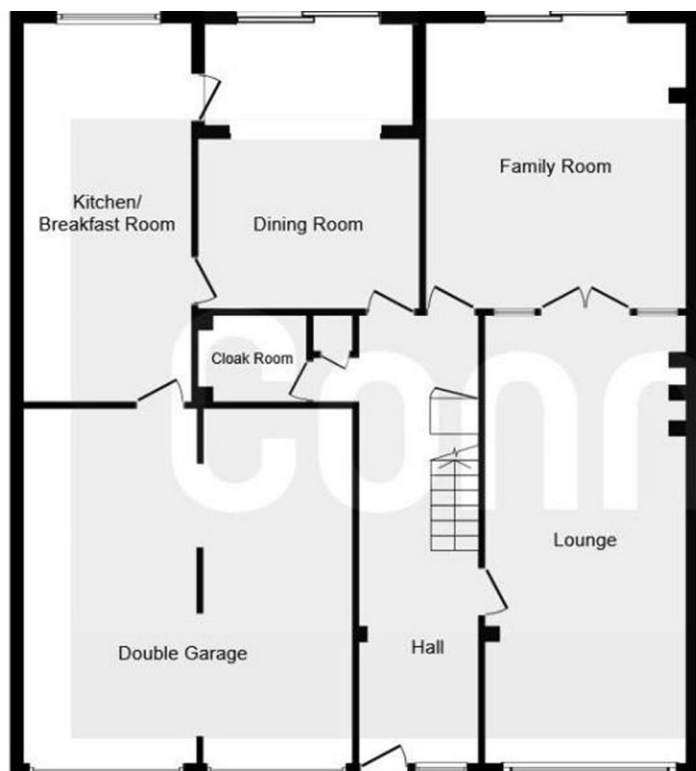
Saturday 9am - 4pm,



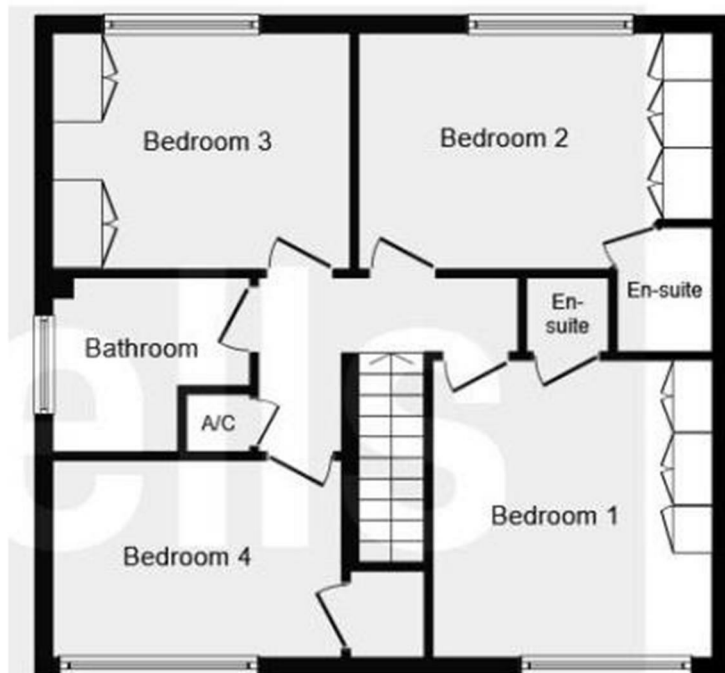
#### **OUTSIDE**

To the front of the property is tarmac driveway providing off road parking. To the rear is a well maintained garden, mainly laid to lawn with patio area, fenced surround and secure side gated entryway.

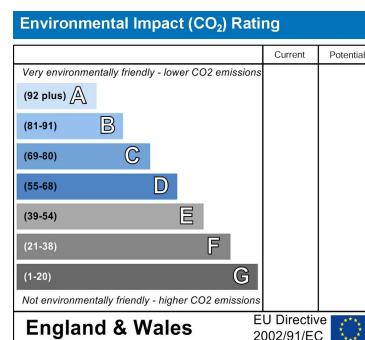
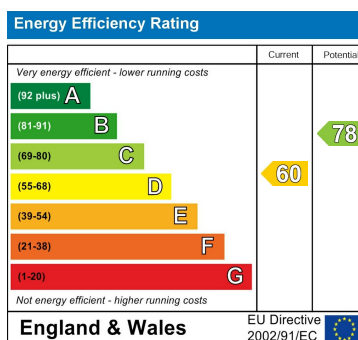


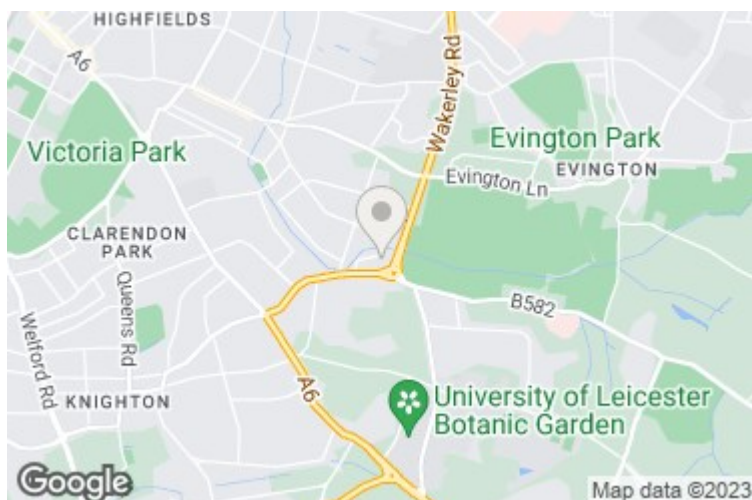


**Ground Floor**



**First Floor**





# Barkers

Est.1985

**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

