



# Asking Price £460,000

**Evington Road, Leicester, LE2 1QG**

- Character Victorian Residence
- Arranged over Three Floors
- Dining Kitchen
- EPC Rating C Council Tax Band D
- Detached Coach House (with potential to convert STPP)
- Five Double Bedrooms
- Two Receptions
- Bathroom, En-suite Bathroom & Separate WC
- Off Street Parking
- Freehold / Conservation Area



In the same family since 1974 we are delighted to offer for sale this fabulous FIVE DOUBLE BEDROOM VICTORIAN home arranged over THREE FLOORS in LEICESTER.

This spacious property offers excellent entertaining space and benefits from HIGH CEILINGS and a KITCHEN-DINER.

On the ground floor there is a porch, inner hall, entrance hall, two receptions, CONSERVATORY, kitchen-diner, GARDEN ROOM, downstairs W/C and UTILITY ROOM.

On the first floor there are three double bedrooms an en-suite bathroom and a separate W/C.

The top floor has two further double bedrooms and bathroom.

The house boasts a beautiful well maintained established COURTYARD GARDEN with the benefit of a DETACHED COACH HOUSE.

To the front is a DRIVEWAY providing parking for two cars.

Located walking distance to Victoria Park and Leicester City Centre and Train Station.

#### **PORCH**

Front door, coving, door leading into



#### **INNER HALL**

Coving, door into,



#### **ENTRANCE HALL**

Built in cupboard, radiator, staircase rising to first floor, door to cellar.



#### **RECEPTION ONE**

18'3" x 13'10" (5.57 x 4.24)

Original ceiling mould, coving, radiator, bay window to front aspect.



**RECEPTION TWO**

**14'0" x 12'0" (4.29 x 3.66)**

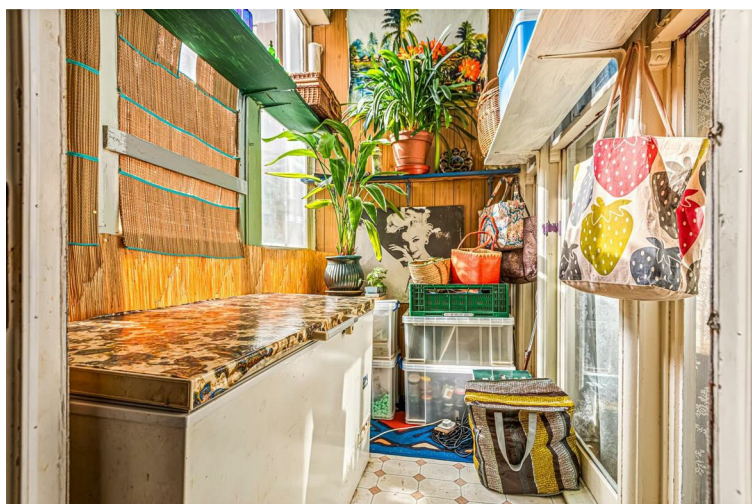
Coving, radiator, double height window to rear aspect.



**KITCHEN-DINER**

**24'10" x 10'6" max (7.57 x 3.22 max)**

Fitted units with worktops and tiled splashbacks, boiler, sink with drainer, electric hob, extractor, integrated double oven, plumbing for washing machine, radiator, two double glazed windows to side aspect, door to rear leading into,



**CONSERVATORY**

**7'3" x 5'4" (2.22 x 1.63)**

Power, window to rear aspect.



**OTHER ASPECT**

**DOWNSTAIRS W/C**

**11'2" x 4'2" (3.41 x 1.29)**

Low level W/C, fitted unit with sink, window to side aspect.



**GARDEN ROOM**

**16'0" x 4'11" (4.90 x 1.52)**

steps down, double glazed windows to side aspect and double glazed door to rear elevation leading into garden.

**UTILITY ROOM**

**4'7" x 4'1" (1.40 x 1.27)**

Tiled walls and floor, plumbing for washing machine, window to rear aspect.

**CELLAR**

Storage.

**FIRST FLOOR LANDING**

Built in cupboard, radiator.



**BEDROOM ONE**

**18'8" x 14'11" (5.71 x 4.55)**

Electric fire, coving, radiator, two windows to front aspect.



**BEDROOM TWO**

**13'11" x 12'0" (4.25 x 3.66)**

Coving, radiator, double glazed window to rear aspect.



**BEDROOM THREE**

**12'10" x 10'6" (3.93 x 3.21)**

Radiator, double glazed window to side aspect.

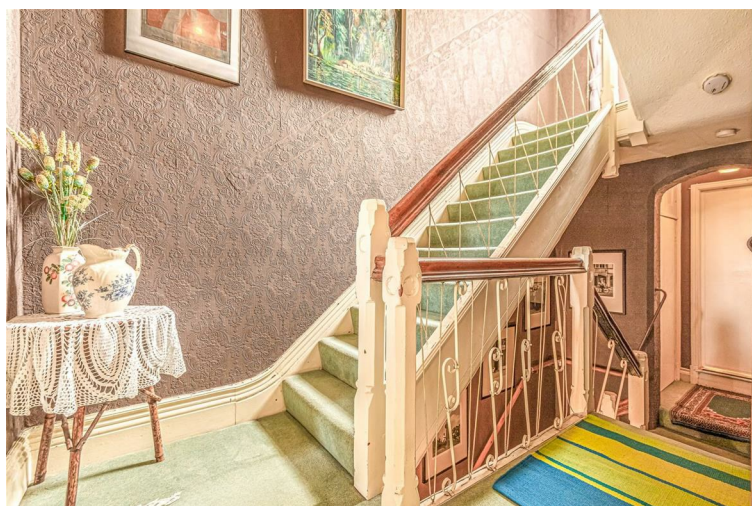


**EN-SUITE BATHROOM**  
**11'1" x 8'9" (3.38 x 2.68)**

Bath with mixer taps, pedestal wash hand basin, bidet, built in cupboard, radiator, part tiled walls, coving, frosted double glazed window to rear aspect.

**GUEST W/C**

Low level W/C, part tiled walls, double glazed window to side aspect.



**SECOND FLOOR LANDING**

Access to loft space, double glazed window to rear aspect.



**BEDROOM FOUR**  
**18'8" x 14'11" (5.71 x 4.57)**

Built in cupboard, radiator, window to front aspect.



**BEDROOM FIVE**  
**13'11" x 7'2" (4.26 x 2.19)**

Built in cupboard, radiator, double glazed window to rear aspect.



**BATHROOM**  
**10'2" x 5'0" (3.11 x 1.53)**

Bath, low level W/C, pedestal wash hand basin, radiator, part tiled walls, frosted double glazed window to rear aspect.



**OTHER ASPECT**



**OUTSIDE**

Paved seating area, well maintained and established flower borders with mature shrubs, plants and trees, water tap, door into detached coach house, gate to rear aspect.

To the front of the house is off street parking for two vehicles.

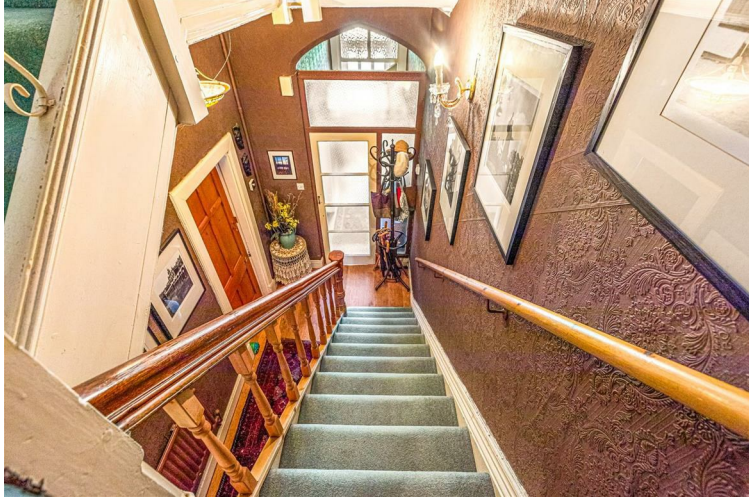


**DETACHED COACH HOUSE**

Accessed via the garden or via Evington Foot Path.

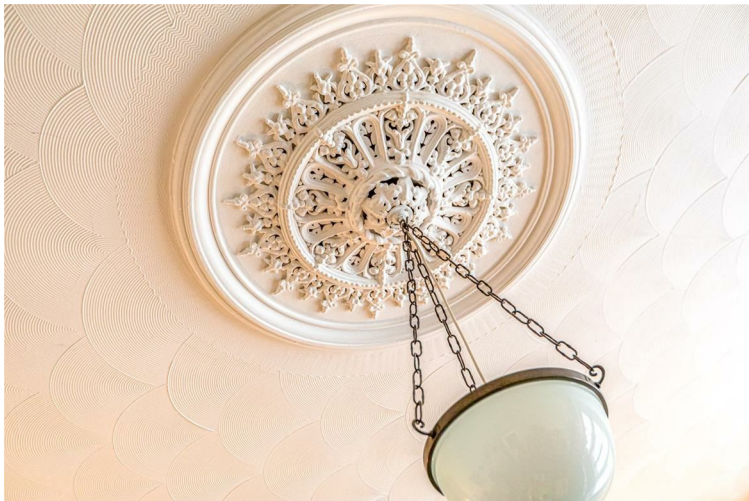
Roller door to rear aspect.

Lapsed planning permission.  
Plans available on request.



#### 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.

#### 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,



#### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# Barkers

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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

