



Asking Price £460,000

Evington Road, Leicester, LE2 1QG

- Character Edwardian 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)

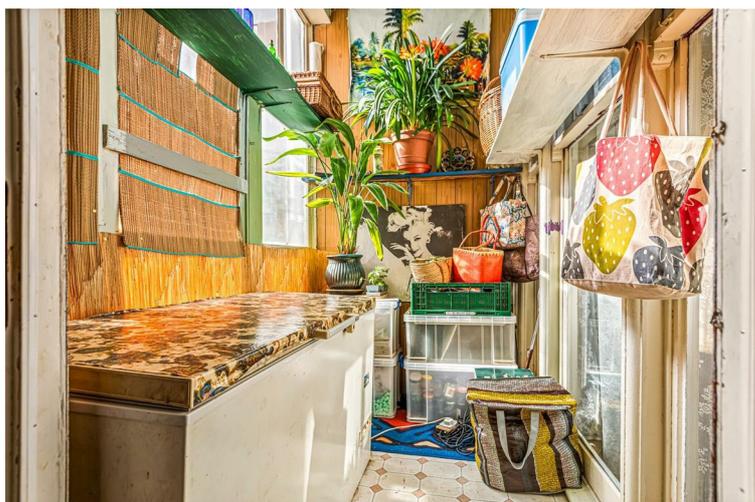
Coving, radiator, double height window to rear aspect.



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.

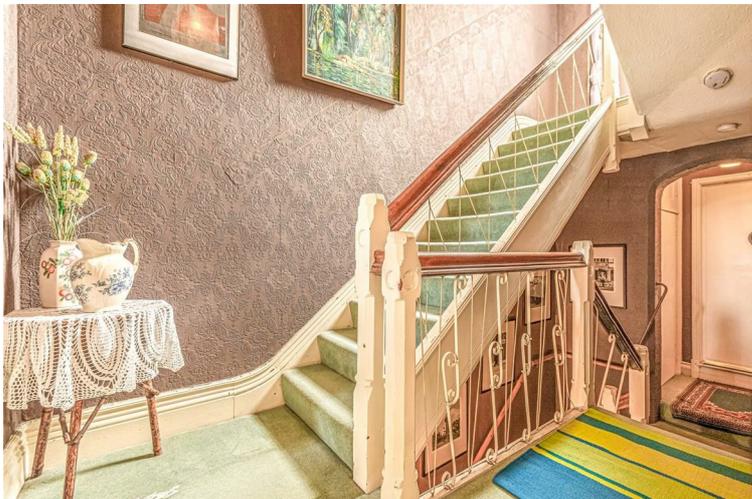


EN-SUITE BATHROOM
11'1" x 8'9" (3.38 x 2.68)

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

DETACHED COACH HOUSE

Accessed via the garden or via Evington Foot Path.

Roller door to rear aspect.

Lapsed planning permission.
Plans available on request.



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.



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,

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			
England & Wales		70	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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

