



## Guide Price £375,000

**Staveley Road, Evington, Leicester, LE5 5JT**

- Extended Semi-Detached Property
- Two Reception Rooms
- Three Upstairs Bedrooms
- Council Tax B / EPC D / Freehold
- Prime Evington Location
- Entrance Hallway
- Fitted Kitchen / Diner
- Ground Floor Shower & Family Bathroom
- Landscaped Gardens, Garage & Driveway
- Highly Recommended | No Upward Chain



GUIDE PRICE £375,000- £400,000

AN IMMACULATELY PRESENTED & EXTENDED THREE BED SEMI DETACHED PROPERTY ideally situated In the sought after city suburb of Evington, being well served for the Mosque, renowned local schooling, University of Leicester, Leicester Hospitals, Railway Station & everyday amenities can be found along the popular Evington Road. This well appointed and spacious living accommodation would provide a very comfortable family home that briefly comprises, entrance hallway, two reception rooms, fitted kitchen/diner and ground floor shower room with separate wc and to the first floor are three bedrooms and family bathroom. GCH, DG, EPC D, attractive rear landscaped garden, block paved driveway, providing off road parking & garage. EARLY VIEWING IS HIGHLY RECOMMENDED | NO UPWARD CHAIN

#### ENTRANCE HALL

Access via UPVC front floor, understairs storage, pantry, radiator, stairs leading to first floor



#### REAR RECEPTION ROOM

27'9" x 11'5" (8.46 x 3.49 )

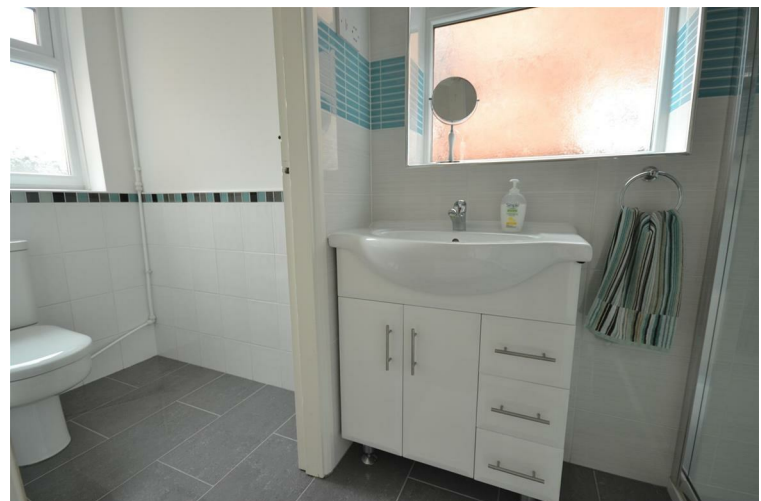
Gas fire, useful shelving, two radiators, bi-fold door leading to rear garden:



#### FRONT RECEPTION ROOM

13'1" (into bay) x 11'5" (3.99m (into bay) x 3.48m )

Radiator, double glazed bay window to front elevation:



#### SHOWER ROOM

6'1" x 3'7" (1.87 x 1.10)

Fully tiled suite with walk in shower, wash hand basin with storage below, double glazed window to side aspect:

#### W/C

4'0" x 4'7" (1.23 x 1.41 )

Tiled flooring and part tiled walls, low level w/c and double glazed window to rear aspect:





**FITTED KITCHEN**  
**24'1" x 6'5" (7.36 x 1.98)**

An attractive wood style kitchen with tiled flooring and splashbacks, granite styled worktops, inset sink/drainer, integrated double oven, four ring gas hob and extractor hood, space provided for freestanding fridge/freezer and undercounter washing machine. Double glazed window to rear aspect:



**BEDROOM ONE**  
**12'2" x 9'2" (3.72 x 2.80)**

Radiator, fitted wardrobes and double glazed window to front elevation:



**KITCHEN DINER**

Carpeted area with space for dining table and leading to fitted kitchen:

**FIRST FLOOR LANDING**

Leading to :



**BEDROOM TWO**  
**12'4" x 9'3" (3.77 x 2.83 )**

Radiator, fitted wardrobes / dressing area housing 'Worcester' boiler, double glazed window to rear elevation:



### **BEDROOM THREE**

**6'3" x 7'3" (1.92 x 2.23 )**

Radiator and double glazed window to front elevation:



### **OUTSIDE**

Attractive rear garden with wrap-around path, well maintained lawned area, useful shed. To the front there is ample off road parking and additional undercover storage area accessed from rear garden or from the front via up-and-over metal door:

### **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:

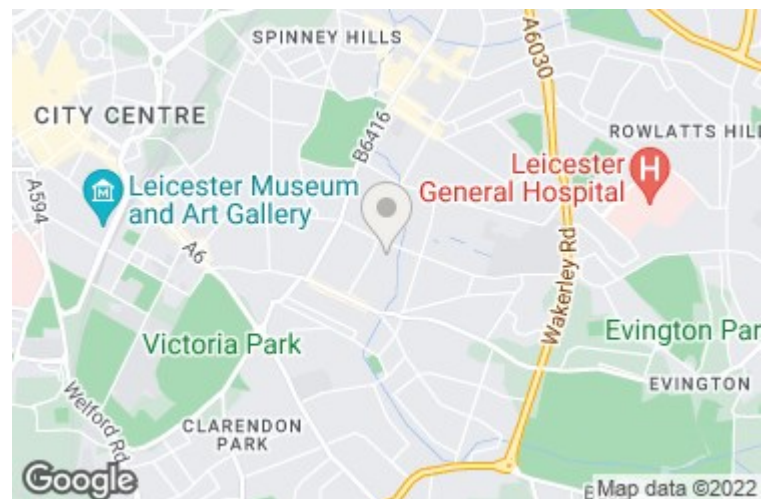
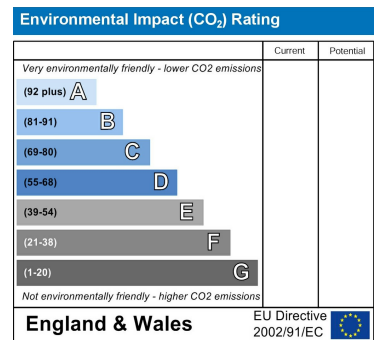
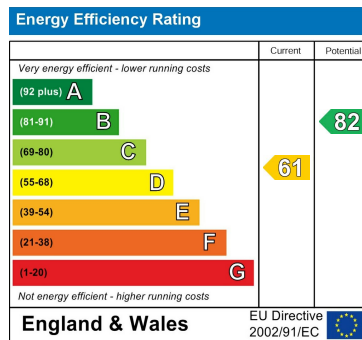
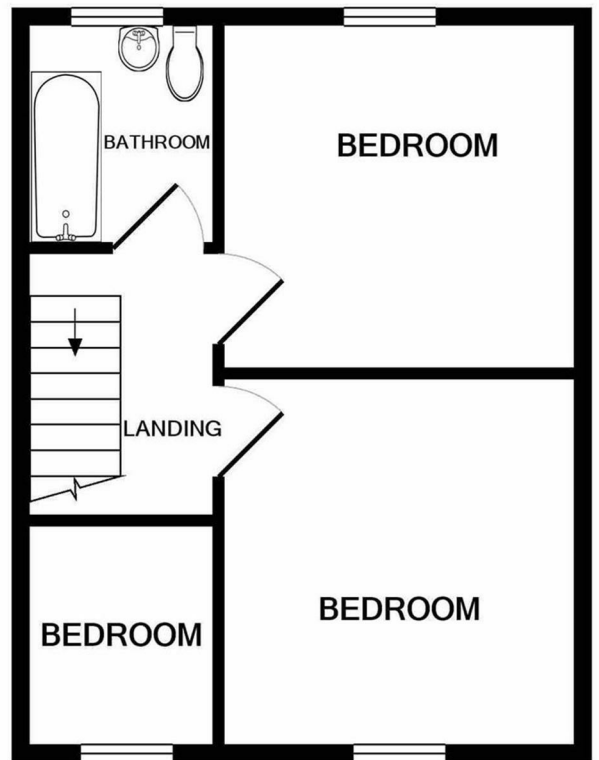
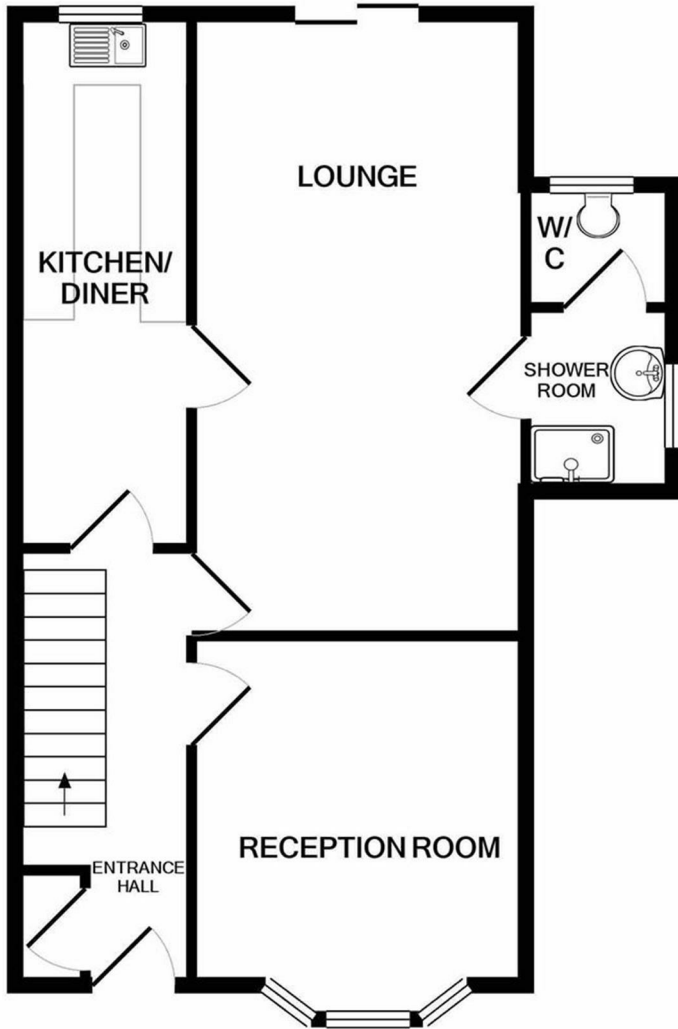


### **BATHROOM**

**6'4" x 5'4" (1.94 x 1.64)**

Pedestal wash hand basin, low level w/c, bath, chrome towel rail, fully tiled walls & floor. Double glazed window to rear elevation:

Monday to Friday 9am -5.30pm  
 Saturday 9am - 4pm





# 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

