



17 Evans Avenue, Leicester, LE9 6AE

£494,950

Situated on an enviable plot within a sought-after cul-de-sac in Broughton Astley, this well-presented and spacious four-bedroom executive detached home is ideally suited to family living. Enjoying views over neighbouring fields to the side, the property offers generous and versatile accommodation throughout, and an internal viewing is highly recommended to fully appreciate its size, position and presentation.

The accommodation briefly comprises: Entrance hallway, cloakroom/WC, study, spacious lounge with a bay window and double doors opening into the separate dining room, an impressive dining kitchen and a useful utility. To the first floor are four double bedrooms and a family bathroom, with the master bedroom further benefiting from an en suite shower room.

The property occupies a fantastic plot with a front garden and driveway parking, which has access to a detached double garage. Gated side access leads to the generous enclosed rear garden, which features decked and paved seating areas and a lawn. This property further benefits from the balance of the NHBC warranty.

Entrance Hallway

A welcoming entrance to the property, with a window to the side aspect, doors leading to all ground floor accommodation, an under stairs cupboard and stairs rising to the first floor. Radiator.

Living Room

With a bay window to the front aspect, and doors opening to the dining room. Radiator.

Dining Room

With patio doors leading out onto the rear garden. Radiator.

Dining Kitchen

With a window and patio doors to the rear aspect, the impressive 17ft dining kitchen is fitted with a range of quality and modern wall and base storage units with work surfaces over. Benefiting from integrated appliances including a dishwasher, gas hob with extractor, fridge freezer and double ovens. A door provides access to the utility.

Utility

Fitted with a matching range of storage units with space / plumbing for a washing machine and a door to the outside.

Study

With a window to the front aspect and a radiator.

WC

Fitted with a low level WC, pedestal wash basin and a radiator.

First Floor Landing

With doors leading off to all first floor accommodation and a storage cupboard.

Bedroom

A generously sized double bedroom with a window to the front aspect, a door to the en suite and a radiator..

En Suite

With a window to the front aspect, fitted with a shower enclosure, WC and inset wash hand basin with storage under.

Bedroom

With a window to the rear aspect and a radiator.

Bedroom

With a window to the front aspect and a radiator.

Bedroom

With a window to the rear aspect and a radiator.

Bathroom

With a window to the rear aspect, fitted with a bathroom suite comprising a bath, WC and pedestal wash basin. Heated towel rail/radiator.

Outside

The property occupies an enviable cul-de-sac position, enjoying views over neighbouring fields to the side. To the front is a small lawned garden and a driveway providing off-road parking and access to the detached double garage. A side gate leads into the generous rear garden, which features a decked seating area, patio, lawn and fenced boundaries.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

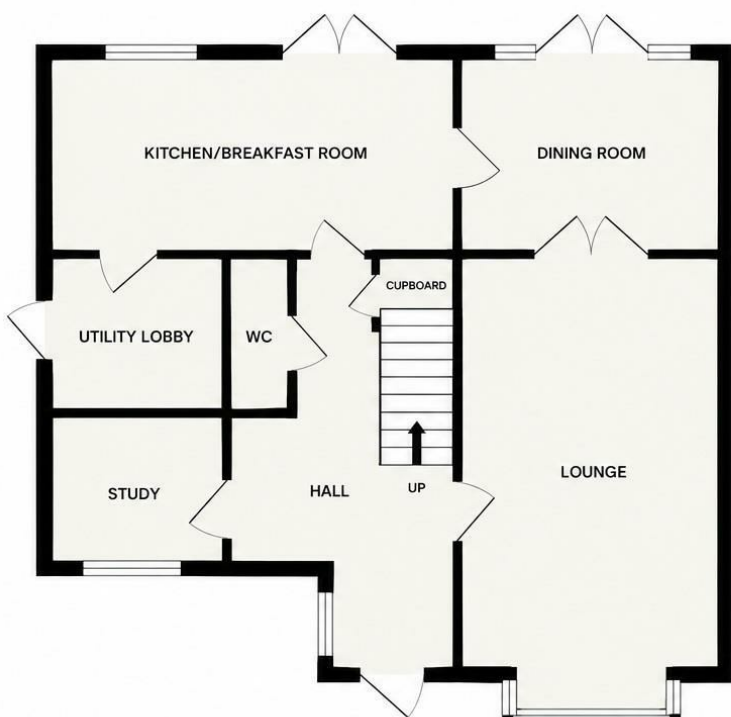
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

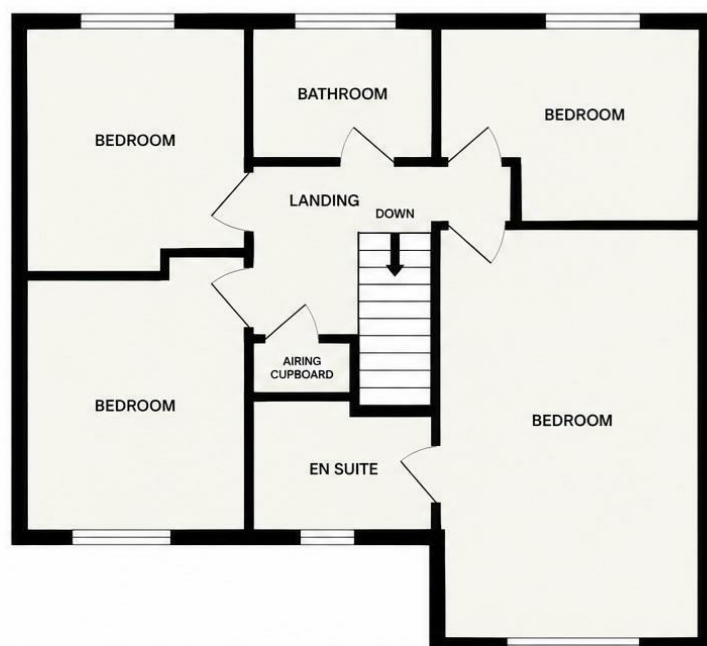
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	84 93
England & Wales 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	