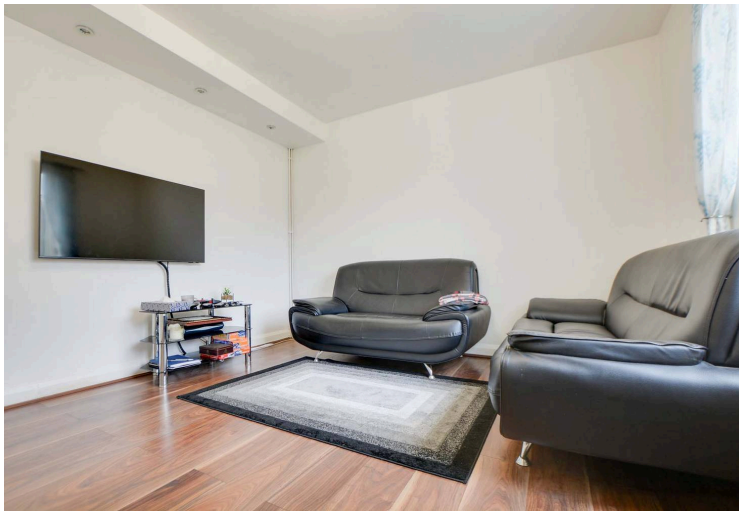






St Deny's Road, Evington

Offers in Excess of £310,000 Freehold

Charming 3-bed period semi in heart of Evington Village. Features 2 reception rooms, fitted kitchen, tidy gardens front & rear. Close to top schools & transport links. Viewing highly recommended!

KB Knightsbridge Estate Agents
0116 271 3333







Porch
Accessed via a double-glazed door, this welcoming entrance porch features double-glazed windows that flood the area with natural light. An additional double-glazed inner door leads directly into the main hallway.

Hallway
A spacious and inviting reception hallway featuring stylish wood-effect laminate flooring and a central heating radiator. Stairs ascend smoothly to the first-floor landing, offering an attractive initial impression of the home.

Reception Room One
13' 1" x 11' 11" (4.00m x 3.64m)
Boasting a prominent double-glazed bay window to the front elevation, this bright reception room benefits from an abundance of natural light. Additional character features include classic picture rails and a central heating radiator.

Reception Room Two
11' 11" x 11' 5" (3.64m x 3.49m)
This delightful second reception room features double-glazed windows overlooking the rear elevation, creating a bright and airy atmosphere. The space is complete with high-quality wood-effect flooring, a television point, and a central heating radiator.



Kitchen
10' 11" x 6' 4" (3.32m x 1.93m)
Equipped with a well-maintained range of base and wall units, rolled-edge laminated work surfaces, a stainless steel sink drainer with mixer tap, and decorative tiled splashbacks. The kitchen offers space for a freestanding four-ring gas hob and double oven, plumbing for a washing machine, a wall-mounted boiler, natural light from the rear double-glazed window, and direct access to the garden.



First Floor Landing
A bright upper landing area with a double-glazed window to the side elevation allowing ample natural light to illuminate the space.

Bedroom One
12' 0" x 11' 7" (3.66m x 3.53m)
A generous principal double bedroom filled with natural light courtesy of a double-glazed window to the front elevation. Finished with attractive wood-effect flooring and a central heating radiator.



Bedroom Two
11' 6" x 10' 2" (3.50m x 3.10m)
A charming second bedroom offering a pleasant double-glazed window to the rear elevation, letting light flow through. Complete with a central heating radiator and versatile layout options.

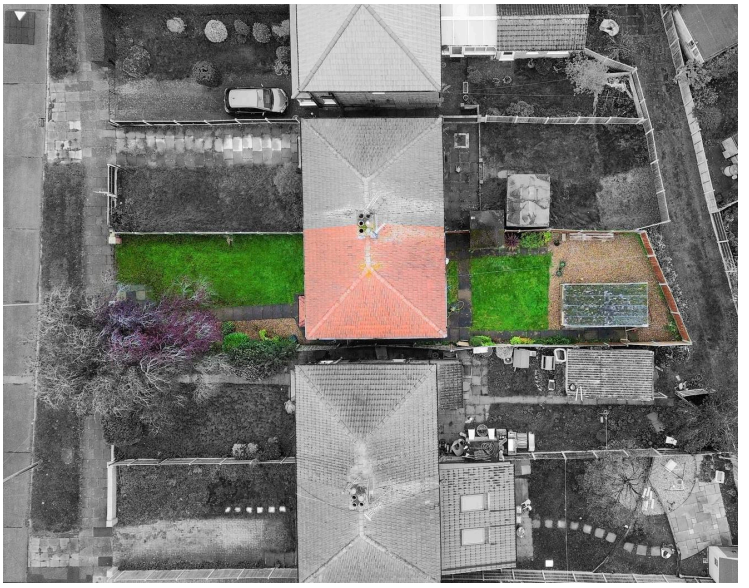












Bedroom Three
8' 3" x 8' 1" (2.51m x 2.47m)
A well-proportioned third bedroom featuring a double-glazed window to the rear elevation providing bright natural daylight. Includes a radiator and serves ideally as a bedroom, nursery, or home office.

Bathroom
6' 3" x 5' 8" (1.91m x 1.72m)
A fully tiled family bathroom featuring a double-glazed window to the front elevation. Fitted with a bath with shower over and glass screen, low-level WC, wash hand basin, tiled splashbacks, and a feature chrome wall-mounted radiator.

Front Garden

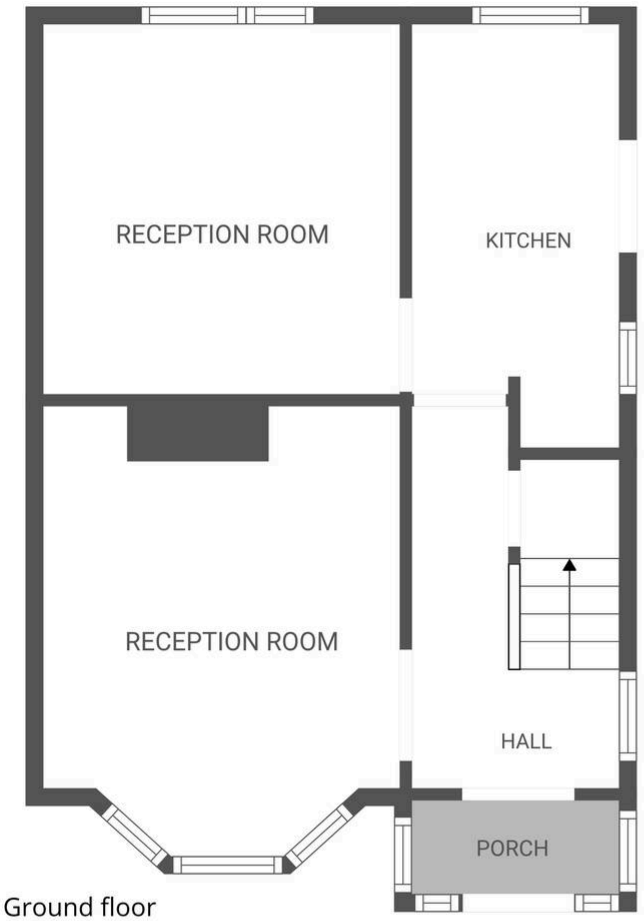
Beautifully presented and maintained lawned garden area featuring a paved pedestrian pathway providing direct access to the front porch door, fully enclosed by well-kept timber fencing perimeter borders for superb kerb appeal.

Rear Garden

An attractive, enclosed rear garden featuring a slab patio seating area perfect for outdoor dining, leading onto a well-maintained central lawn. Enhanced with mature, established flower beds and enclosed by sturdy timber fence perimeter borders.

On-street parking

On-street parking available directly adjacent to the property.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.