





Kimberley Road, Evington

£290,000 Freehold

Characterful three-bedroom terraced home in Clarendon Park/Evington featuring period fireplaces, window shutters, stylish kitchen, boarded loft room, and a walled courtyard garden. Freehold.

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Entrance Hall

A welcoming entrance hall featuring traditional picture and dado rails alongside practical lino flooring and a radiator. Stairs rise smoothly to the first floor, complemented by a convenient under-stairs storage cupboard.

Reception Room One

17' 1" x 11' 10" (5.20m x 3.60m)

An elegant front reception room bathed in natural light from a double-glazed bay window fitted with bespoke window shutters. Character features abound, including ceiling coving, a picture rail, wooden flooring, and a period-style fireplace with a tiled insert, hearth, and marble surround, flanked by built-in book shelving and storage cupboards.

Reception Room Two

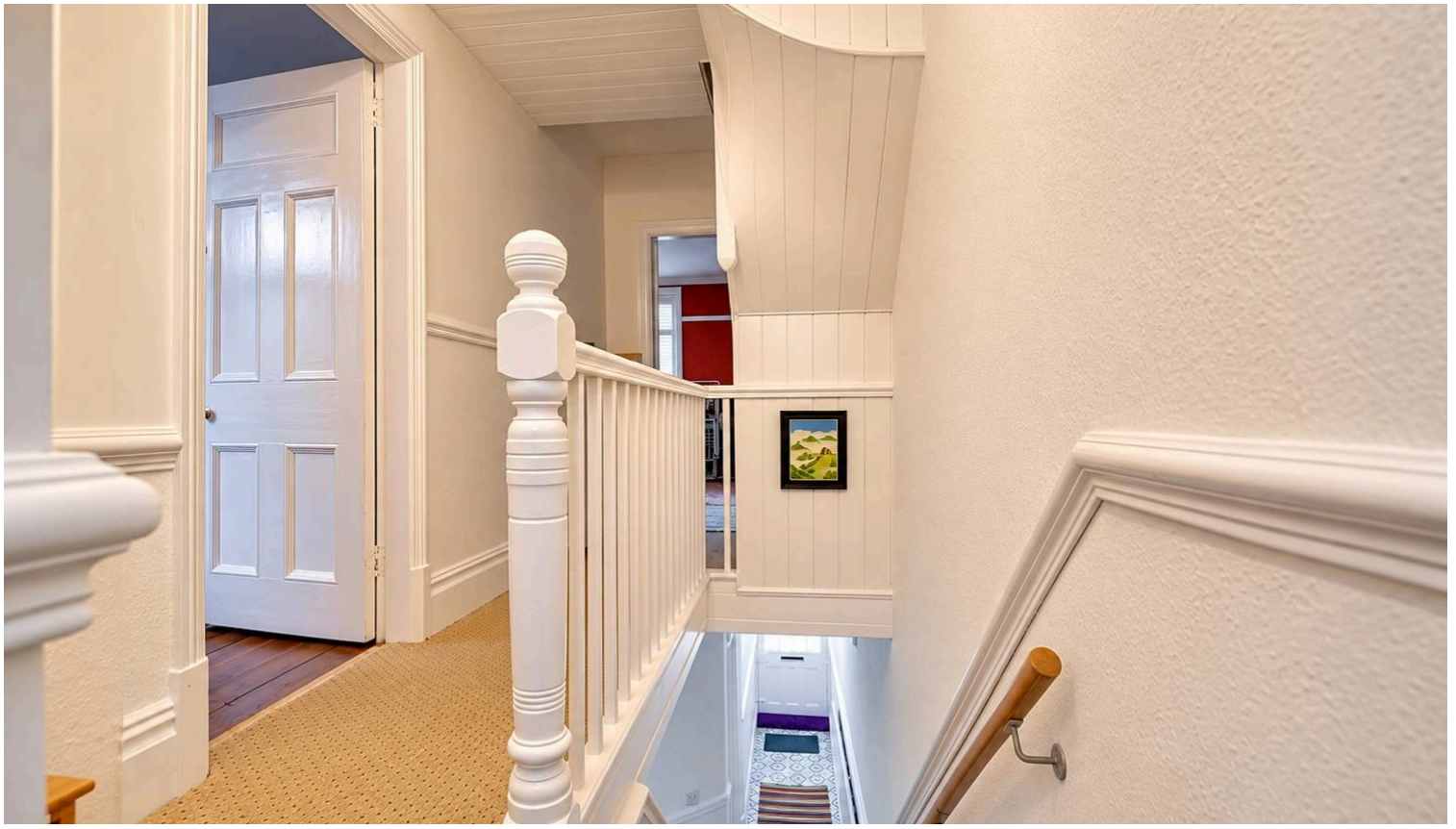
10' 10" x 9' 6" (3.30m x 2.90m)

A charming second reception space offering direct access to the rear garden via double-glazed French doors. The room retains its period appeal with ceiling coving, a picture rail, and a focal period-style fireplace with a decorative surround.

Kitchen

12' 2" x 9' 6" (3.70m x 2.90m)

A well-appointed kitchen fitted with a range of wall and base units topped with coordinating work surfaces, inset ceiling spotlights, and tiled flooring. Integrated appliances include a built-in oven, microwave, dishwasher, and gas hob with a stainless steel chimney hood over, alongside a stainless steel sink and drainer unit, space for a fridge/freezer, a cupboard housing the boiler, and both a double-glazed window and door to the side elevation.



Utility Cupboard

4' 11" x 2' 11" (1.50m x 0.90m)

A practical dedicated utility space featuring a window to the rear elevation. It provides plumbing for a washing machine alongside fitted shelving and lighting.

First Floor Gallery Landing

A bright gallery landing fitted with a radiator, providing access to the first-floor accommodation and stairs rising to the loft room.

Bedroom One

16' 9" x 12' 10" (5.10m x 3.90m)

A generous principal bedroom enjoying a double-glazed window to the front elevation complete with window shutters. Traditional detailing includes ceiling coving, a picture rail, wooden flooring, a radiator, and a period-style fireplace with a fire surround.



Bedroom Two

12' 10" x 11' 2" (3.90m x 3.40m)

A spacious double bedroom overlooking the rear elevation through a double-glazed window. The room features warm wooden flooring, a radiator, a built-in storage cupboard, and a period-style fireplace with a tiled hearth and surround.



Bedroom Three

10' 6" x 6' 7" (3.20m x 2.00m)

A well-proportioned third double bedroom situated at the rear of the property with a double-glazed window. It is finished with attractive wooden flooring and a radiator.


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FIGURE DRAWING




Pearl





Bathroom

6' 11" x 6' 7" (2.10m x 2.00m)

A stylish family bathroom with a double-glazed window to the side elevation, tiled flooring, inset ceiling spotlights, and an extractor fan. The suite comprises a bath with a shower over, a wash hand basin, a low-level WC, and a heated chrome towel rail.

Loft Room

16' 1" x 12' 10" (4.90m x 3.90m)

A versatile boarded loft room illuminated by two skylight windows to the rear elevation. Finished with low-maintenance laminate flooring, the space also benefits from accessible eaves storage.

Front Garden

Walled and gated front forecourt featuring an established cherry tree, jasmine hedging and rose bushes, creating an attractive and private frontage with traditional terraced kerb appeal.

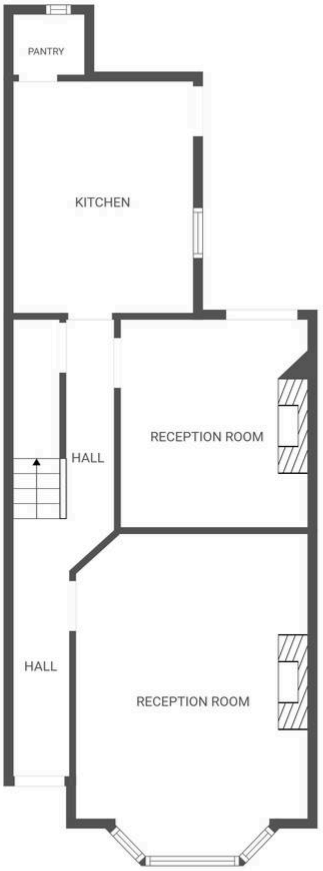
Rear Garden

Established, enclosed courtyard-style rear garden finished with paving for ease of maintenance. Enclosed by a walled perimeter with gated side access, it features a useful outside store, established shrubs, and a mature fig tree.

Parking

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



Ground floor



1st floor



2nd floor

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



The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stoneygate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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