



Offers Over £435,000

Romway Road, Evington, Leicester, LE5 5SB

- Extended Semi Detached Property
- Open Plan Lounge/ Dining Room
- Separate Utility Room
- Two Bathroom Suites
- Attractive Gardens & Driveway
- Tiled Entrance Hallway
- Stylish Extended Fitted Kitchen / Diner
- Five / Six Bedrooms
- GCH, DG & EPC C
- No Upward Chain



A DELIGHTFULLY APPOINTED & EXTENDED FIVE BED PERIOD SEMI DETACHED PROPERTY ideally situated in the sought after city suburb of Evington, being well served for the City Centre, Leicester Train Station, The city hospitals, Mosques, Leicestershire Golf Club and an array of local amenities can be found along the popular Evington Road. This well presented open plan living accommodation benefits from a stunning & stylish fully fitted kitchen / diner, extending through to an open plan 20' living / dining room, providing a desirable family home that briefly comprises, .entrance porch leading to entrance hallway, open plan living room, study room, stylish & extended fitted kitchen, with utility room off, wet room and g/f bedroom five. To the first floor there are four bedrooms and family bathroom. The property benefits from off road car parking, hard landscaped attractive rear gardens with workshop/store to rear. Having full DG, GCH & EPC Rating C. NO UPWARD CHAIN, EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE



OPEN PLAN LIVING ROOM

26'7 (to bay) x 11'11 (8.10m (to bay) x 3.63m)

Double glazed bay window to the front aspect, double radiator, stylish gas fireplace which is a focal point of the lounge and French doors to the sun room.

ENTRANCE PORCH

With door to front, window to front and tiled flooring.



ENTRANCE HALLWAY

Door to front, contemporary tiled flooring and wall mounted radiator.



DINING ROOM

11 x 6'9 (3.35m x 2.06m)

Contemporary wall mounted radiator, stylish tiled flooring, spot lighting, Velux skylight and double glazed French doors to the garden.



FITTED BREAKFAST KITCHEN
20'8 x 12'8 (6.30m x 3.86m)

This stunning breakfast kitchen is L shaped and benefits from stylish wall and base units with lighting, one and a half bowl sink and drainer, rolled edge work surfaces, spotlighting, tiled flooring, built in oven and five piece hob, breakfast bar and double glazed window to the rear aspect.

UTILITY ROOM
5' x 4'9 (1.52m x 1.45m)

Comprising gloss granite work surface with plumbing below for appliances, 'Worcester' combi boiler, radiator and double glazed window to side elevation:



WET ROOM
6'2 x 5'8 (1.88m x 1.73m)

Comprising electric shower and separate fixed rain shower head, low level wc and wash hand basin, extractor fan, with fully tiled surround, ceramic tiled flooring and radiator:



STUDY ROOM / BEDROOM SIX
9'6 x 5'4 (2.90m x 1.63m)

Offering potential for a sixth guest room & comprising shelving to recess and double glazed window to rear:



BEDROOM FIVE
14'9 x 10'2 (4.50m x 3.10m)

Bedroom five is currently being used as a study with a double glazed window to the front aspect, wooden flooring, telephone point, double glazed door to garden and spot lighting. There is also plumbing in place behind the stud wall for a potential en-suite.

FIRST FLOOR LANDING

iving access to a further four bedrooms and family bathroom.



BEDROOM ONE

14'3 x 10'2 (4.34m x 3.10m)

Double glazed windows to the front and rear aspect, radiator with trellis cover and laminated flooring:



BEDROOM THREE

12'12 x 11'11 (3.66m x 3.63m)

Double glazed window to rear aspect, fitted wardrobes and laminated flooring.



BEDROOM TWO

14'3 (to bay) x 12 (4.34m (to bay) x 3.66m)

Double glazed bay window to the front aspect, double radiator and laminated flooring.



BEDROOM FOUR

7'7 x 6'11 (2.31m x 2.11m)

Double glazed window to the front aspect and double radiator.



FAMILY BATHROOM SUITE
8'9 x 6'10 (2.67m x 2.08m)

Fully tiled re-fitted bathroom with double glazed window to the rear, corner bath with mixer taps and shower over, double radiator, W.C. and wash hand basin.



REAR GARDEN

The rear garden has been designed for low maintenance with a patio seating area, several shrub and conifer areas, outside lighting, outside water tap and playhouse to rear.

PLAY ROOM / WORKSHOP
8'10 x 6'8 (2.69m x 2.03m)

To the rear of the garden there is a playroom which benefits from power and lighting, double glazed windows and offers potential for use as a study or garden store:

FRONT GARDEN

Low maintenance frontage which is majority paved for off road car parking, via dropped kerb and an array of immaculately planted flowerbeds to the side.

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

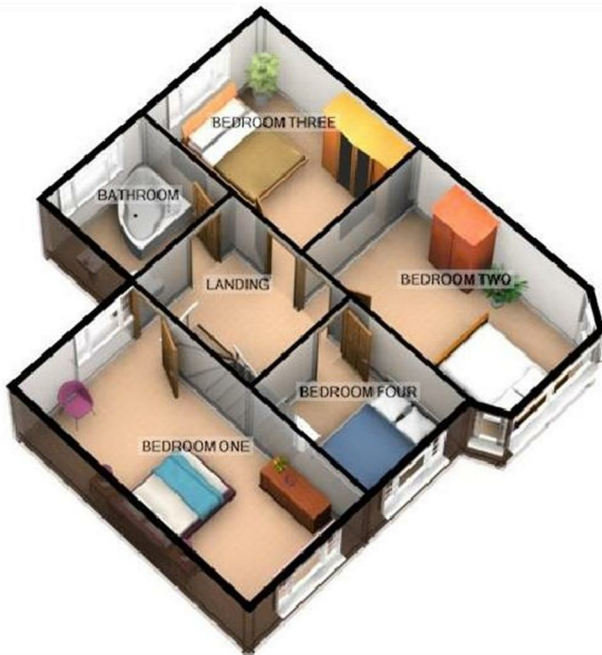
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

