



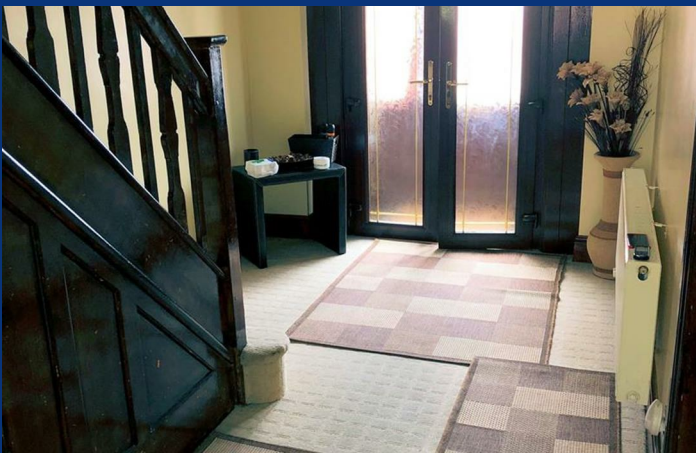
7, CHESTERFIELD ROAD, NORTH EVINGTON, LE5 5LG

GUIDE PRICE £400,000

ANDREW GRANGER & CO

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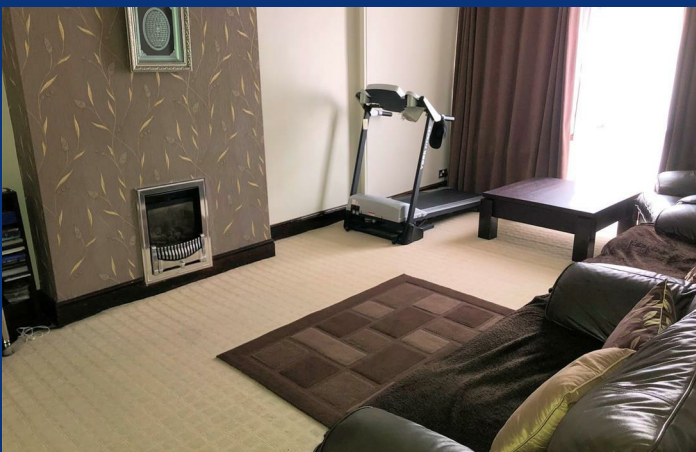
A deceptively spacious extended five bedroom property situated in a convenient and popular position on Chesterfield Road off East Park Road. The property benefits from gas fired central heating and comprises: entrance porch, entrance hall, front sitting room, rear extended lounge, dining room opening to breakfast kitchen, shower room/ WC. . First floor landing, five bedrooms and family bathroom, useful attic storage room providing scope for further extension subject to receiving the necessary planning and building consents. Outside: garage and enclosed courtyard garden to the rear. EPC RATING E.

LOCATION

The property is handy for nearby local shops on Evington Road and East Park Lane with schools for all ages, bus services and recreational facilities. More comprehensive shopping and supermarket facilities can be found at Oadby and Leicester City Centre. For the commuter the M1 is accessible at junction 21 which intersects with the M69, Leicester has rail services to London St Pancras International.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company on 0116 2429922. From Leicester the property may be approached by proceeding south bound via London Road A6 turning left onto Evington Road at the roundabout turn right into Stoughton Drive North and second left into Romway Road. The property can eventually be found on the right hand side.



ACCOMMODATION IN DETAIL

GROUND FLOOR

PORCH

Via UPVC double glazed doors with UPVC double glazed side screens.

ENTRANCE HALL

Entrance door, radiator, stairs leading to first floor landing with under stairs storage cupboard.

RECEPTION ROOM ONE 12'5" x 14'2" (3.80 x 4.32)

UPVC double glazed bay window to front aspect, feature fire place with gas fire and two radiator.

RECEPTION ROOM TWO 18'11" x 12'0" (5.77 x 3.68)

Upvc double glazed door leading out to rear gardens two radiators, coving to ceiling and gs fire.

RECEPTION ROOM THREE 12'6" x 8'5" (3.82 x 2.57)

UPVC double glazed window to rear aspect, radiator and open archway to:

BREAKFAST KITCHEN 10'5" x 11'9" (3.18 x 3.59)

Fitted with a range of wall and base level units with worktop space over. Sink unit with mixer bowl and drainer with mixer tap over. Intergrated cooker, 6 ring gas hob with canopy extractor fan. UPVC double glazed window to rear aspect, radiator and door to side leading to utility room,.

UTILITY ROOM 8'6" x 4'11" (2.61 x 1.52)

UPVC doorway leading to rear

gardens, space for fridge / freezer and doorway leading to

SHOWER ROOM

Comprising low flush w.c, pedestal washing hand basin, shower with tiled surround and UPVC double glazed window to side elevation.

FIRST FLOOR

LANDING

Doors to five bedrooms and family bathroom. Useful loft space ideal for loft conversion SUBJECT TO RELEVANT PLANNING PERMISSION & BUILDING REGULATIONS.

BEDROOM ONE 14'3" x 10'9" (4.35 x 3.29)

UPVC double glazed bay window to front aspect, radiator and built in wardrobes.

BEDROOM TWO 13'10" x 10'11" (4.24 x 3.33)

Upvc double glazed window to rear aspect, radiator and built in wardrobe.

BEDROOM THREE 12'10" x 10'7" (3.92 x 3.25)

Upvc double glazed window to rear aspect and radiator.

BEDROOM FOUR 11'6" x 10'7" (3.52 x 3.24)

Upvc double glazed window to front aspect and radiator.

BEDROOM FIVE 8'5" x 7'11" (2.59 x 2.43)

UPVC double glazed window to front elevation and radiator.

USEFUL ATTIC STORAGE ROOM 24'8" x 14'3" (7.52 x 4.35)

BATHROOM 10'3" x 8'4" (3.13 x 2.56)

Comprising low flush w.c, corner bath, pedestal wash hand basin, towel radiator and extractor fan and UPVC double glazed window to rear elevation.

OUTSIDE

To the front of the property there is parking for one vehicle leading to the garage.

GARAGE 17'4" x 10'5" (5.29 x 3.20)

Up and over doorway and personnel doorway leading to entrance hall.

REAR GARDEN

Laid to paving.

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.

APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

AGENTS NOTICE

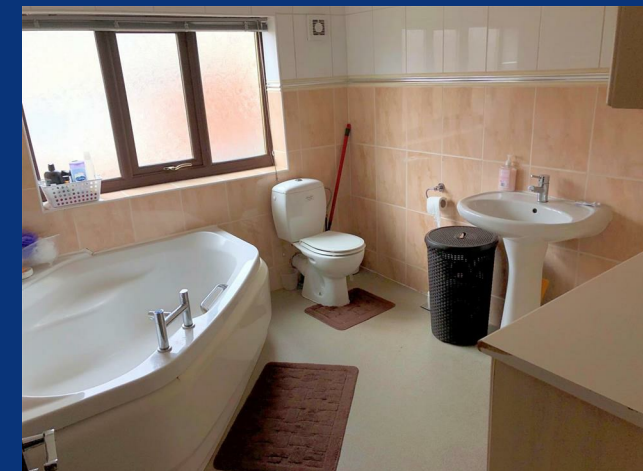
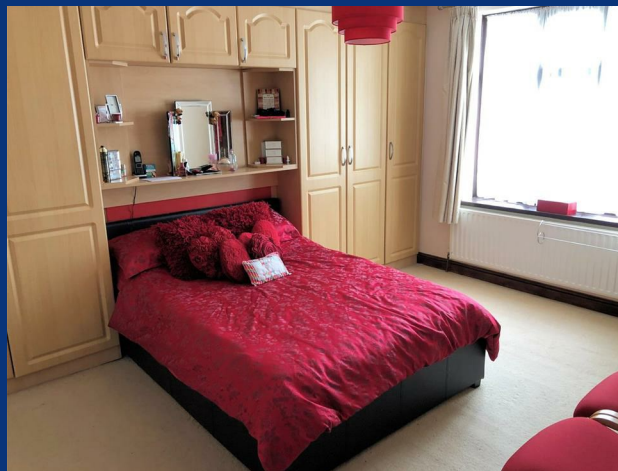
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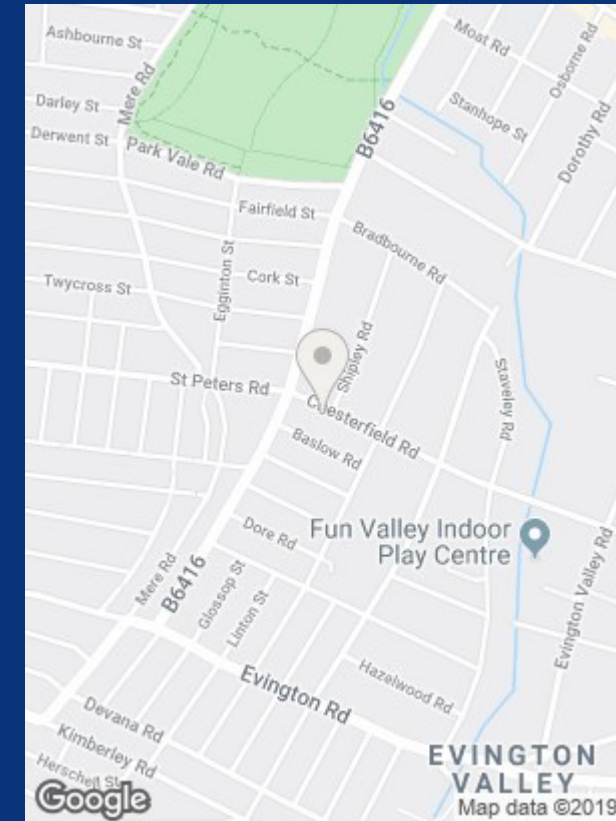
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LOCATION



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Call 0116 242 9922

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