



59, CHURCH ROAD, EVINGTON, LEICESTER, LE5 6FA  
OFFERS OVER £375,000

ANDREW GRANGER & CO

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Built in 2012 by the current owner this individually designed contemporary detached home offers superb light and spacious accommodation set over two floors, nestled in the heart of the historic part of Evington which is approximately two miles east of Leicester City Centre & nearby Oadby, together with shopping parades in both Stoneygate & Clarendon park with their specialist shops, bars, boutiques and restaurants. Popular schooling is found within Stoneygate and Leicester Grammar school at nearby Great Glen.

Offered for sale with no upward sales chain this beautiful home boasts a welcoming entrance hallway, superb open plan living/dining/kitchen which is perfect for entertaining, with double doors leading out onto the decking and garden, Guest cloaks W.C, Utility Room. First floor landing giving access to three bedrooms (master having en-suite shower room and family bathroom). The property is very eco-friendly with LED lighting throughout, thermo block construction, Danish windows with super insulate glazed units made of hard wood inside and powder coated contemporary steel to outside, air source heat pump heating system and rainwater harvesting. Block paved driveway to front aspect with mature borders & ample car standing with turning space. Low maintenance private, sunny gardens to rear.

#### LOCATION

The sought after Evington village offers a Leisure Centre, Park, play area, village green & bus routes. Evington is approximately two miles east of Leicester City Centre which enjoys good communication links with the mainline railway station offering services in all directions including London St. Pancras & Eurostar links. There is good access to local communication networks with major shopping facilities in nearby Oadby, together with shopping parades in both Stoneygate & Clarendon park with their specialist shops, bars, boutiques and restaurants and Leicester city centre itself. Popular schooling is found within Stoneygate and Leicester Grammar school at nearby Great Glen.

#### VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922. Proceed out of Leicester via the A6 London Road in a southerly direction, eventually taking a left hand turn at the traffic light complex into Stoughton Road which becomes Gartree Road. Cross over the next two mini roundabouts and turn eventually left just after the Spire Hospital into Shady Lane. Proceed over the next mini roundabout into Church Road where the property can be found on the left hand side.

## ACCOMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALLWAY

A welcoming Entrance Hallway. Bespoke hard wood entrance door (handmade in Leicester at a local joinery firm with integral eurolocks) with side windows, oak wood flooring and spotlights to ceiling. Stunning solid oak return staircase with glass and stainless steel balustrades enjoys full property height picture windows overlooking the garden, doors to Cloaks/W.C, Utility Room and double doors to open plan Living/Dining/Kitchen.

#### GUEST CLOAKS W.C

Fitted with a two piece suite comprising two door wash hand basin vanity unit with waterfall mixer tap, work surface and low flush W.C, window to side aspect, Oak wood flooring, extractor fan.

#### UTILITY ROOM 8'7" x 6'1" (2.640 x 1.862)

Fitted with a range of white high gloss base units with work surface over, stainless steel sink with stainless steel mixer tap and tiled splashback over, space for washing machine. cupboard housing water tank. Window to side aspect, glazed door leading out to rear garden.

#### OPEN PLAN LIVING/DINING/KITCHEN

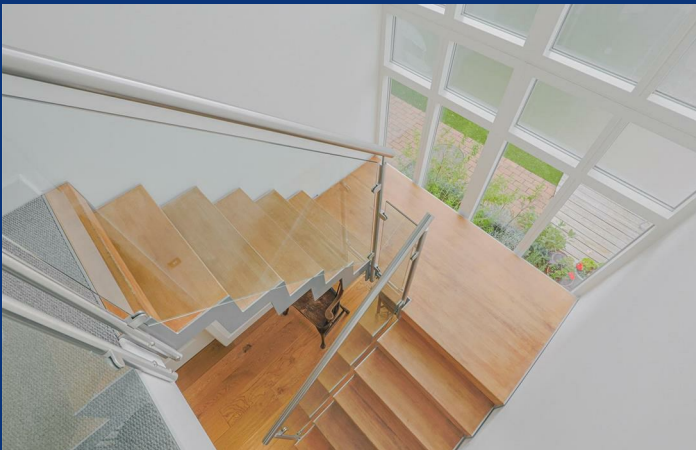
The superb open plan living kitchen boasts an excellent range of contemporary style, gloss fronted, soft-closing eye and base level units and drawers, two full-size dishwashers, stainless steel one and a quarter bowl sink and drainer unit with chef's tap, stainless steel wine cooler, larder cupboard, integrated double oven/grill, Bosch induction hob with tiled splashback and stainless steel hood over, integrated larder fridge, breakfast bar, spotlighting, a further storage cupboard into an alcove with shelving and glass holders, a study area with a built-in desk, windows to the front and French doors leading out to rear garden. This beautiful space is perfect for entertaining, with the current owner regularly seating 16 guests for dinner! The Lounge has twin French doors overlooking the garden, spotlighting, television point with built-in shelving for appliances and oak flooring.

**KITCHEN AREA 16'2" x 11'4" (4.950 x 3.470)**

**DINING AREA 20'8" x 15'1" (6.321 x 4.609)**

**LOUNGE AREA 18'8" x 14'6" (5.715 x 4.440)**

### FIRST FLOOR





#### LANDING

Beautiful, bright galleried landing with doors to bedrooms, family bathroom and storage cupboard. Radiator.

#### BEDROOM ONE 13'2" + wardrobes x 11'7" (4.030 + wardrobes x 3.549)

The master bedroom has a window to the front elevation, an excellent range of built-in wardrobes, television point, spotlights to ceiling, door to En-Suite Shower Room.

#### EN-SUITE SHOWER ROOM 9'4" x 6'1" (2.857 x 1.860)

Fitted with a four piece suite comprising of low flush W.C, double shower cubicle, bidet and wash hand basin, wooden shelving, twin towel rail, mirror cabinet with glass shelf beneath, spotlighting, tiled flooring and window to the side elevation.

#### BEDROOM TWO 14'3" x 9'3" (4.357 x 2.828)

Window to the front elevation, radiator, spotlights to ceiling and television point.

#### BEDROOM THREE 11'4" x 8'7" (3.455 x 2.630)

Window to the front elevation, radiator, spotlights to ceiling and television point.

#### FAMILY BATHROOM 12'0" x 5'11" (3.660 x 1.809)

The accommodation is completed by a family bathroom with a luxury four piece suite comprising a double shower cubicle, low flush W.C, vanity wash hand basin, panelled bath with shower tap, electric shaver point, full height heated chrome towel rail, part tiled walls and tiled flooring, window to rear aspect, spotlights to ceiling.

#### OUTSIDE

To the front of the property is a block paved driveway with mature borders providing ample car standing and turning space. To the rear of the property is a private, enclosed, sunny garden with an artificial lawn, decked entertaining area, block paved pathways, flower borders with a variety of shrubs and herbs, external power supply and lighting, side gated access and a wooden shed.

#### MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.









## APPRAISALS & SURVEYS

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

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.

## ENERGY PERFORMANCE CERTIFICATE

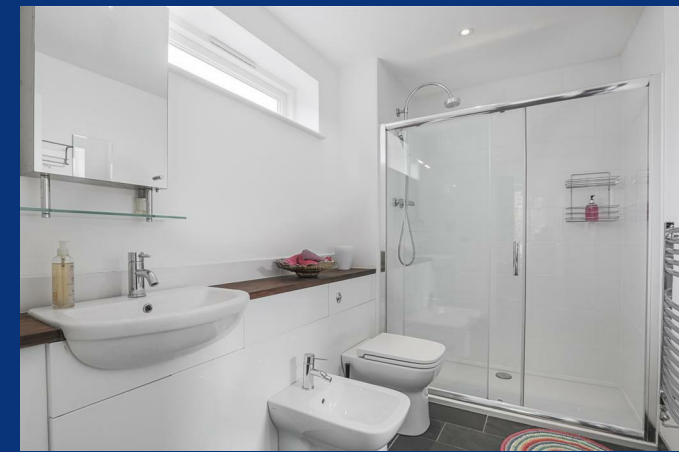
EPC rating C

## COUNCIL TAX

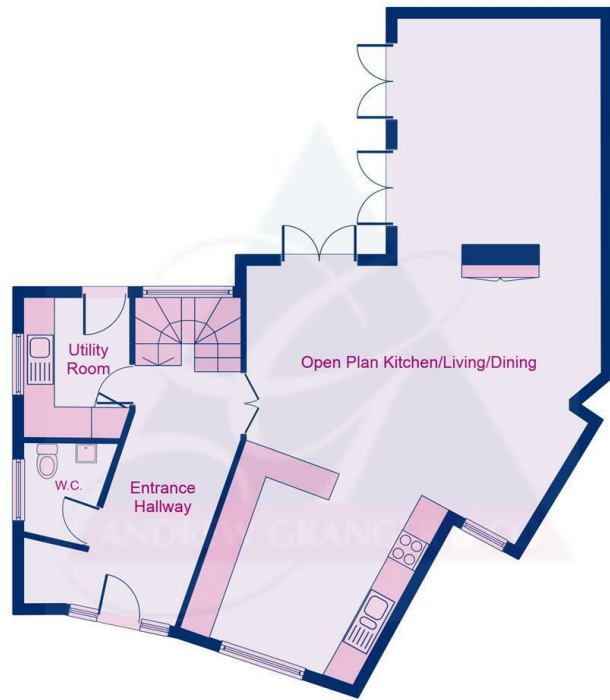
Council Tax Band - Awaiting details from vendor.

## STAMP DUTY

You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.







**Ground Floor**

Created using Vision Publisher™



**First Floor**

Created using Vision Publisher™

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