



37 St. Denys Road  
Evington, Leicester, LE5 6DS  
**£275,000**



In the heart of the old village of Evington & extremely convenient for local amenities, schools & leisure facilities. Easy access to Leicester City Centre with excellent transport links

- SEMI-DETACHED FAMILY HOME
- 2 BEDROOMS
- RE-FITTED DINING KITCHEN & UTILITY ROOM
- SPACIOUS LOUNGE
- RE-FITTED FAMILY BATHROOM
- STUNNING FRONT AND REAR GARDENS
- PARKING AND GARAGE AT REAR
- EXCELLENT LOCATION
- COUNCIL TAX BAND B EPC ( tbc)
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## SUMMARY

Located on a prestigious stretch of road in the heart of the old village centre and in walking distance of Evington's shops and restaurants, schools and leisure facilities, and having easy access to Leicester city with excellent transport links.

Standing well back from the road with superb cottage style gardens to the front and back with the added benefit of a garage and drive to the rear this stunning family home has massive scope to be extended subject to the usual consent.

Benefitting from Gas Central Heating and Upvc double glazing the house is entered through the hardwood front door and briefly comprises: An entrance hall, lounge, spacious dining kitchen with utility room and wc off. Upstairs there are 2 well-proportioned bedrooms and a family bathroom.

## THE ACCOMMODATION

Located on a highly desirable road with a pleasant mix of established dwellings, convenient for all of the local amenities including shops, pubs and restaurants, schools, leisure facilities and places of worship this superb family home has massive scope to extend subject to the usual consents.

Standing on an impressive plot, the house is entered through a timber front door into a vestibule style entrance hall with a door into the lounge and a staircase rising to the first floor. The lounge is a spacious room with a feature fireplace, a bay window overlooking the front garden and a door into the dining kitchen.

The kitchen has been tastefully refitted with a range of base and wall units, a built-under electric cooker and gas hob with extractor hood over, a stainless steel sink and drainer and a large window overlooking the rear garden. There is an opening into the utility room with space for white goods including washing machine and fridge/freezer and a ground floor wc off. A window overlooks the garden and an external door leads onto the patio.

Upstairs, off a central landing, bedroom 1 is the full width of the house overlooking the front garden and having ample space for a large suite of bedroom furniture. Bedroom 2, overlooking the rear garden is currently used as a single bedroom but has space for a double bed.

The family bathroom with a modern re-fitted suite comprising a toilet, sink and bath with glass screen and shower over completes the first floor accommodation

## OUTSIDE

Lying behind a mature hedge, the delightful front garden has been beautifully landscaped with a large gravelled area, a path leading to the front door, neatly trimmed shrubbery and hedges to both sides. There is scope to use part of the front garden for additional car standing subject to the usual consent.

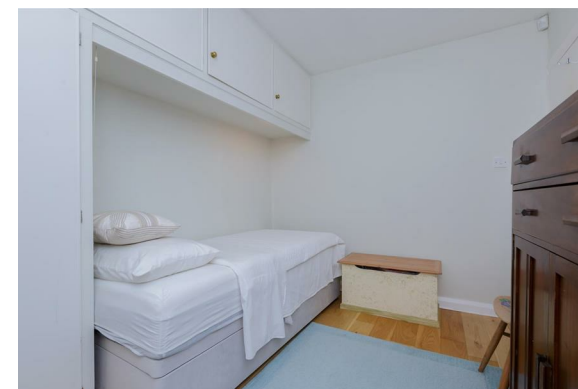
Pedestrian access leads down the side of the house to the rear. The charming cottage style rear garden has been skilfully hard-landscaped and lovingly maintained with a patio to the rear of the house, gravelled seating areas, raised flower beds and mature well-stocked borders and specimen trees providing a high level of privacy from neighbouring properties. At the bottom of the garden, there is a concrete sectional garage with parking beyond, accessed via a vehicular service road.

## THE AREA

Originally a small East Leicestershire village dating back to the 11th century, Evington became part of the city during the 1930's as Leicester's boundaries expanded. Still very much enjoying a village feel, the area centred around Main Street enjoys conservation status and has a village green with a children's play area and still hosts the annual village fete. There are also 2 main shopping areas, a library and Village Hall and schooling for children of all ages.

Places of worship include a Baptist chapel on the edge of the village green, dating back to the 1800's. The Parish Church of St Denys which is thought to date back in part some 800 years and the Masjid Umar Mosque which opened in 2000.

Leisure facilities include; the Evington Leisure Centre, The Arboretum, Evington Park, 44 acres of parkland with sports pitches and tennis courts and The Leicestershire Golf Club. The area remains very popular today with local buyers and those from further afield due in part to its proximity to the city centre, its professional quarters, the mainline railway station (approx. 1 hour from London St.Pancras) and the road links.



## Floor Plans



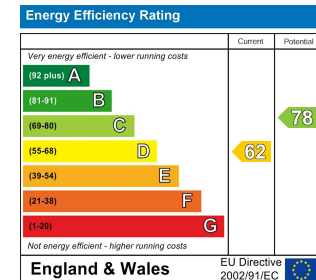
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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