



1 Crantock Close
Evington, Leicester, LE5 6XG
£275,000



Benefiting from uPVC double glazing & Gas Central Heating but in need of some updating, this surprisingly spacious family home sits on a generous plot in a quiet cul-de-sac location close to Spencefield Lane & having easy access to The City Centre.

- SEMI-DETACHED FAMILY HOME
- SPACIOUS "L" SHAPED LOUNGE/DINER
- SPACIOUS KITCHEN
- 3 GOOD SIZED BEDROOMS
- RE-FITTED SHOWER ROOM
- PARKING AND DETACHED GARAGE
- GOOD SIZED,PRIVATE REAR GARDEN
- IN NEED OF RENOVATION
- COUNCIL TAX BAND C - EPC RATING - D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



THE ACCOMMODATION

Benefiting from Gas Central Heating and uPVC double glazing this deceptively spacious 3 bedroom semi-detached family home stands on a generous plot with scope to extend subject to the usual consents and comprises an enclosed porch leading to a wide entrance hall with doors into the downstairs rooms and a staircase rising to the first floor. To the right of the hall, there is a spacious “L” shaped lounge/dining room with a French doors providing views of the garden and access onto the patio. A further window in the dining area overlooks the side. A sliding door leads into the kitchen which has a range of base and wall cupboards with space for appliances, a walk-in pantry, an external door to the side of the house and a door back into the hall. On the first floor, off a good sized landing there are 3 well-proportioned bedrooms and a re-fitted family shower room comprising a toilet, sink and walk-in shower enclosure

OUTSIDE

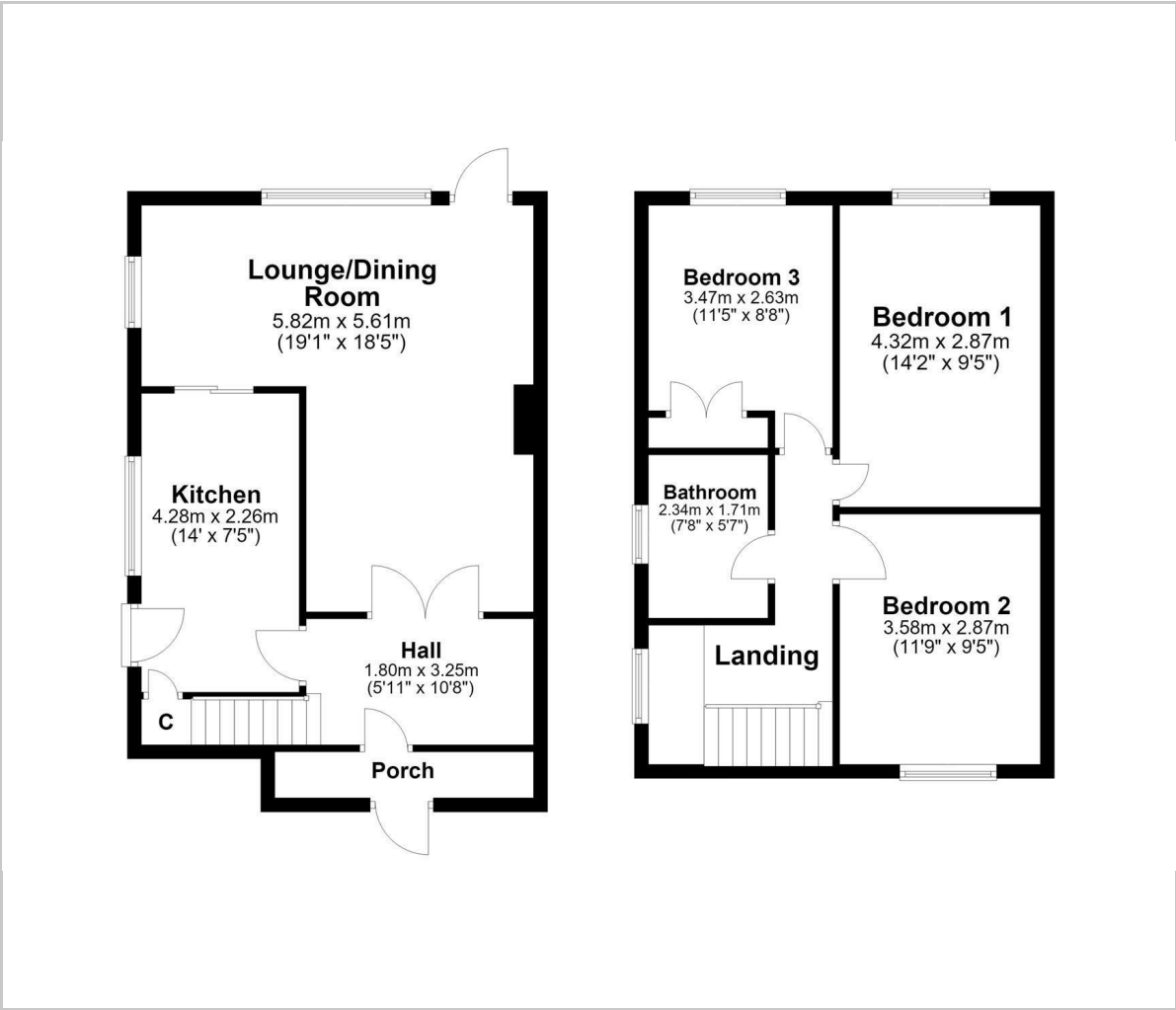
The house stands on a generous plot just inside the cul-de-sac. The wide frontage is screened from the street by a mature shrubbery boarder and has standing for 2 cars with access to the detached single garage and pedestrian access to the rear. The rear garden has been pleasantly laid out with a patio area, lawn and mature shrubs but has become a little overgrown and needs some attention

THE AREA

Crantock Close is a small cul-de-sac comprising just 14 dwellings located conveniently for schools, leisure facilities and shops and having easy access to Leicester city centre with public transport routes nearby. 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 with 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, a 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 afields 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 Plan



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.

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Area Map



Energy Efficiency Graph

