



## Green Lane Road

Evington, Leicester, Leicestershire, LE5  
4PE

**Offers Over £390,000**

Kings are pleased to market this spacious 5 Bed Semi Detached House in the Evington area. Contact Kings on 0116 352 7012 to book your viewing ASAP!!!



# Property Features

- Spacious Semi Detached
- Evington Area
- Driveway
- Large Garden Space
- Lean to
- Large Kitchen/Diner
- Close to local amenities
- Major Bus Routes
- uPVC Double Glazed Windows
- CALL KINGS NOW

# Full Description

## FULL DESCRIPTION

Kings Real Estate are delighted to present this lovely 5 bed Semi-Detached family home within the popular GREENLANE ROAD area.

It also offers easy access to the city centre and local shops with good transport links and recreational facilities.

Close to places of worship for multiple faiths.

The beautifully presented property consists of 5 great size Bedrooms, a very large living room and kitchen/dining area, downstairs wet room and a family bathroom on the first floor. This property also benefits from a Large Rear Garden for entertaining Family and Friends, a functional outhouse and ample size garage/storage area..

Viewing is essential!! so please call Kings on 0116 352 7012 today.

## ENTRANCE HALL

7' 4" x 6' 0" (2.25m x 1.84m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Ceramic tiles laid to floor.

## LIVING ROOM

23' 10" x 12' 4" (7.28m x 3.78m)

uPVC double glazed window and patio door, internal wood panel door, Radiator, Ceiling light, Ceramic tiles laid to floor.

## KITCHEN/DINER

23' 11" x 12' 6" (7.31m x 3.83m)

uPVC door leading to Garden, uPVC double glazed window, Radiator, Inset/Ceiling lights, Ceramic tiles laid to floor, 5 hob Gas cooker with matching canopy extractor, Full range of fitted Eye to Base level kitchen units with worktop, 1/2 tiled walls/Complementary splash back tiles, Inset sink with Stainless Steel/Chrome mixer tap, Space for Fridge and Washing machine.

## WET ROOM

7' 9" x 7' 1" (2.37m x 2.17m)

uPVC double glazed window, Wood panel door, Towel rail, Ceiling/Inset lights, Ceramic tiles laid to floor, Full tiled walls, Low level W/C and ceramic Urinal. Inset wash basin with Stainless Steel taps and shower



### **BEDROOM 1**

11' 2" x 7' 3" (3.41m x 2.23m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

### **BEDROOM 2**

8' 0" x 8' 1" (2.44m x 2.47m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

### **BEDROOM 3**

12' 0" x 11' 1" (3.68m x 3.40m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

### **BEDROOM 4**

11' 3" x 12' 7" (3.45m x 3.86m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

### **BEDROOM 5**

14' 2" x 7' 3" (4.34m x 2.21m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

### **BATHROOM**

7' 9" x 4' 1" (2.38m x 1.26m)

uPVC double glazed window, Wood panel door, Towel rail, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, 3 piece shower room with Stainless Steel tap, Low level W/C and Inset wash basin with Stainless Steel tap.

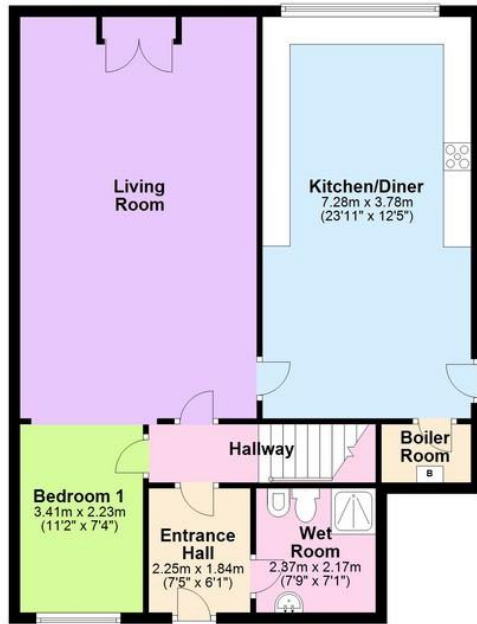
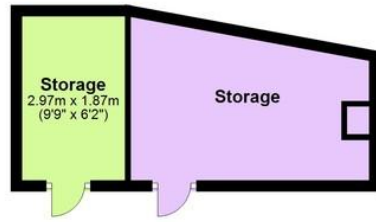


## LANDING

6' 0" x 15' 9" (1.85m x 4.81m)



Ground Floor



First Floor



**Further information:**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**OFFER CHECKLIST**

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

A Finders Fee may be payable.

**Tenure:** Freehold

**Local Authority:**

**Council Tax Band:** Band A

**Viewings:** By appointment only

%epcGraph\_c\_1\_323%



297 Uppingham Road,  
Leicester, Leicestershire,  
LE5 4DG

www.kingsstateuk.com  
info@kingsstateuk.com  
0116 352 7012

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

