

Romway Road
Evington, Leicester, LE5 5SB

Asking Price: £685,000

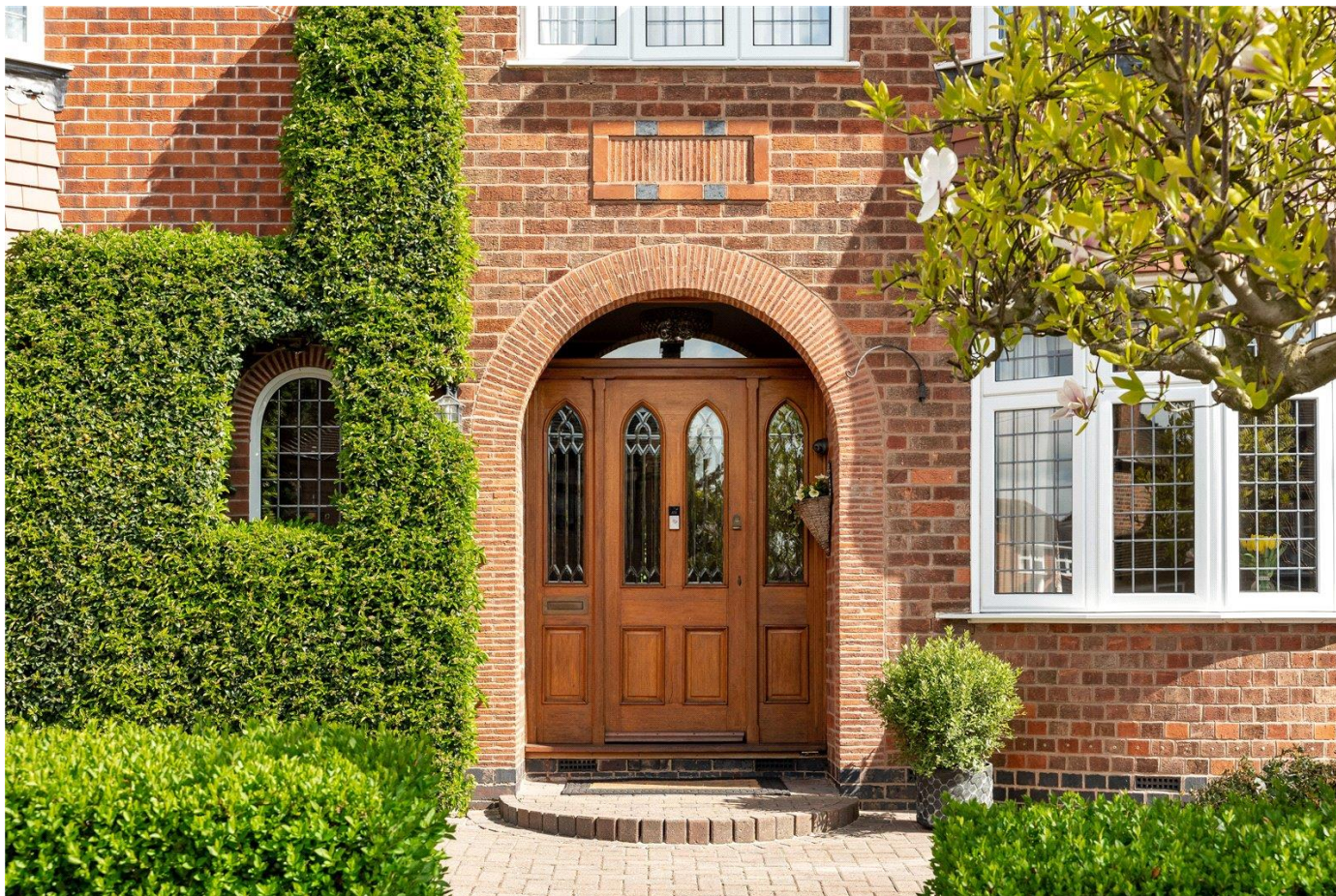


Oliver Rayns
ESTATE AGENTS



- Exquisite Extended Family Home
- Five Spacious Bedrooms
- Four Immaculate Bathrooms
- Three Reception Rooms
- No Onward Chain
- Driveway And Garage
- Top Floor Cinema Room
- Living Over Three Floors
- Sought After Location Of Evington
- Landscaped Front And Rear Gardens

An exceptional five-bedroom home spanning over 3,000 sq. ft., beautifully finished and offered chain-free. Featuring three elegant reception rooms, four stylish bathrooms, a spacious driveway, garage, and refined character details throughout. The stunning landscaped garden completes this rare opportunity to own a truly special family home.



Located in the thriving suburb of Evington, hugely popular with families, this impressive double-fronted property offers exceptional space both inside and out, seamlessly blending character features with contemporary living. With accommodation arranged over three floors, the house is fully double-glazed and benefits from a high EPC rating. It boasts three superb reception rooms, a modern kitchen/breakfast room, five bedrooms, four bathrooms and a fabulous top-floor media room, making it truly distinctive. Up-to-date electrics, a new Worcester-Bosch boiler and a 330-litre unvented high-pressure cylinder supply all showers; Ubiquiti Wi-Fi covers every floor; Brintons and Jacaranda carpeting enhance the living areas; and a comprehensive alarm system with auto-call feature and full CCTV installation ensure peace of mind. A viewing is highly recommended.

Ground Floor

Entry is via an arched porch and bespoke door with sidelights into an elegant hallway, floored in aged oak hardwood—a motif that continues throughout the ground floor—and served by stairs with a matching hardwood handrail. To the left lies the cloakroom, while opposite sits the delightful sitting room. Central to this room is an attractive fireplace, flanked by fully fitted bespoke alcove cabinets and a bespoke study/office desk system. Light pours in through a charming bay window, accentuating the beauty of the parquet wood floor.

Adjacent to the sitting room is the living room, which features a spectacular decorative stone fireplace housing a gas open-flame fire, while French doors open onto the garden. On the opposite side of the hall, the family/dining room is lit by two delightful bay windows and affords direct access outside via a glazed door. Beneath the stairs is a generous storage cupboard, and next door a stunning shower room is appointed with tiled flooring, a three-piece suite with Sottini sanitaryware, a fully timed Hansgrohe massage-shower column, bespoke fitted cabinets and a heated towel rail.

The fully fitted kitchen, accessed off the hall and through the family/dining room, benefits from Karndean flooring with underfloor heating. Beneath the window sits an enamel sink, with a glazed door adjacent providing garden access. A range of cottage-style eye-level and base units offers ample storage, with work surfaces and colourfully part-tiled walls above, and there is a pantry with shelving. Integrated appliances include an oven with gas hob and extractor hood, a dishwasher, a washing machine, a water filter and a fridge/freezer.

First Floor

A split-level galleried landing gives access to three double bedrooms, a single bedroom and the family bathroom. To the right are two double bedrooms, each featuring extensive fitted wardrobes with storage above; the front bedroom benefits from a bay window, and there is also a single bedroom. The luxurious, fully tiled family bathroom comprises a white three-piece suite with Sottini sanitaryware, fitted cabinets, a corner bath with Hansgrohe fittings and a period-style heated towel radiator.

Positioned on the left-hand side of the landing, the bespoke principal suite epitomises refined luxury. Double aspect, it is illuminated by a superb bay window and a feature porthole. Through an archway lies the stunning dressing room, fitted with gorgeous built-in wardrobes on either side—complete with sliding doors, hanging space and storage and laid with a hand-woven Jacaranda carpet. Beyond this is the exceptional en suite, clad throughout in A-graded Italian travertine tiling, and featuring a heated mirror, Hansgrohe, Dornbracht and Villeroy & Boch fittings, underfloor heating, a walk-in shower and a stainless-steel heated towel rail.

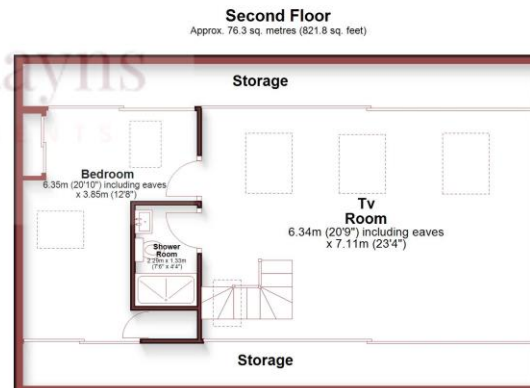
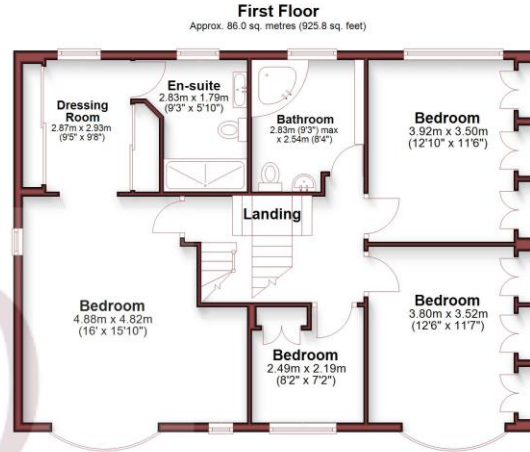
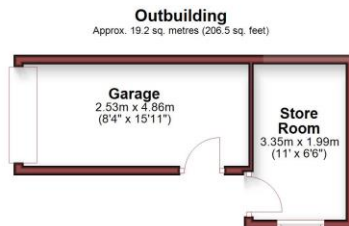
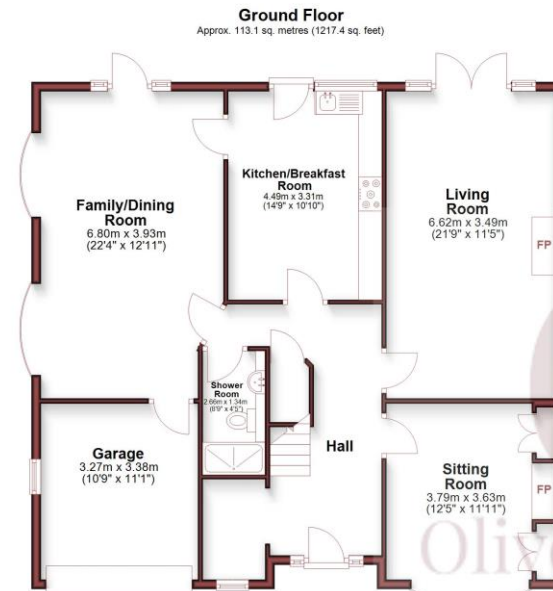
Second Floor

A turned staircase guides you to the top floor and into the superb media/TV room. Velux windows along one wall flood the space with natural light, while bespoke sliding storage provides practical elegance. There is also an elegant shower room, fitted with a white three-piece suite, a concealed cabinet, Hansgrohe fittings and a heated towel rail. The bespoke fifth bedroom features its own concealed cabinet fitted with Hansgrohe fixtures and built-in cupboards with sliding doors and shelving.

Outside

A particular feature of this fabulous house is the professionally landscaped garden. An expansive, sun-soaked paved terrace provides ample space for garden furniture—perfect for summer relaxation or entertaining while steps lead up to a manicured lawn with a delightful water feature. Mature hedges and a stunning array of shrubs and trees offer shade and seasonal colour. At the rear of the garden stands a brick-built detached garage with attached store room. To the front, a large, premium block-paved driveway accommodates several vehicles, bordered by a beautiful magnolia tree and providing access to the integral garage via a Hörmann insulated sectional door.





Total area: approx. 294.6 sq. metres (3171.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Oliver Rayns

106 Queens Road
Clarendon Park, Leicester, LE2 3FL
T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

