

Nansen Road
Evington, Leicester, LE5

Asking Price: £355,000



Oliver Rayns
ESTATE AGENTS



- Lovely Family Home
- Modern Fitted Kitchen
- Two Bright Reception Rooms
- Spacious Rear Garden
- Stylish Family Bathroom
- Period Bay Frontage
- Large Driveway
- Separate Utility Space
- Potential to extend (STPP)

A stylish and well maintained three-bedroom bay fronted semi-detached home, offering two spacious reception rooms, a modern kitchen with utility, and a generous rear garden. Located on a quiet residential street with scope to extend (STPP), this property is perfect for families or first-time buyers.

Offered to the market is this beautifully presented, bay fronted three bedroom semi-detached home, situated in Evington. This attractive home seamlessly blends original character with stylish contemporary upgrades and offers an ideal layout for modern family living.

The living begins with a bright and welcoming entrance hall, complete with parquet flooring, a useful downstairs storage cupboard, and access to both reception rooms and the kitchen. To the front, the bay fronted dining room is flooded with natural light and offers a flexible space ideal for entertaining or formal dining. To the rear, the second reception room serves as a spacious lounge, with double glazed French doors opening directly onto the patio and rear garden, making it perfect for family relaxation and indoor-outdoor living.

The modern fitted kitchen has been thoughtfully designed with sleek white cabinetry, oak-effect work surfaces, and integrated appliances including an oven, gas hob, extractor, and dishwasher. A side door leads to a practical utility room, providing additional storage and plumbing for laundry appliances, with direct access to the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from a front-facing bay window and ample floor space, while the second double bedroom overlooks the rear garden. A third bedroom to the front would serve well as a nursery, home office, or dressing room, as currently styled. The contemporary family bathroom is fully tiled and fitted with a white suite including a panelled bath with shower attachment, WC, and wash basin, finished with stylish chrome fittings and a heated towel rail.

Externally, the property is set back from the road behind a paved frontage, offering potential for off-road parking (subject to a dropped kerb). To the rear is a generous, enclosed garden featuring a paved patio area ideal for outdoor dining, a well-maintained lawn, and gravelled section with a mature tree providing shade and privacy. Gated side access is also available.

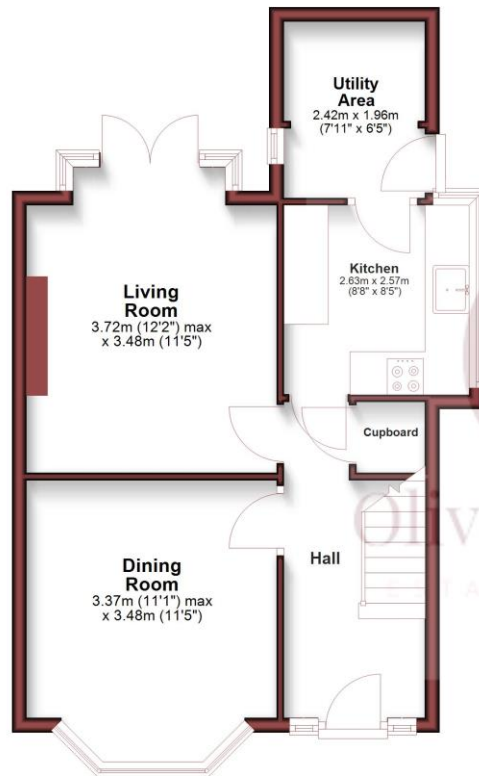
The property further benefits from a security alarm system, and offers excellent potential for extension to the rear, subject to the relevant planning permissions. Located close to a range of local amenities, good schooling options, and major transport links, this home is ideal for growing families and first-time buyers alike.





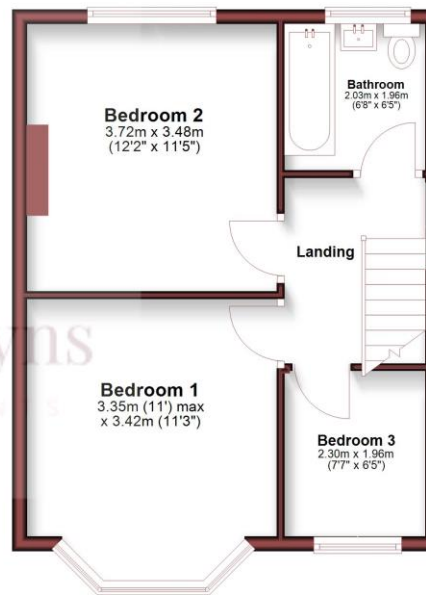
Ground Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 87.7 sq. metres (943.8 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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