



BM ESTATES
RESIDENTIAL & COMMERCIAL ESTATE AGENTS
Sales • Lettings • Management

£425,000
Saville Street, Leicester, LE5



- FIVE / SIX BEDROOM DETACHED PROPERTY
- EXTENDED TO THE SIDE AND REAR
- GARAGE CONVERTED INTO AN ANNEX
- FULLY RENOVATED TO A HIGH STANDARD

Attention all buyers, BM Estates are offering you a rare opportunity to purchase this magnificent five / six bedroom detached house in the highly desirable area of North Evington. This property is situated on a large corner plot off Kitchener Road, just a stone's throw away from the popular Green Lane Road. The location provides

convenient access to the Leicester City Centre and local amenities can be found minutes' walk away. The area benefits from numerous religious institutions, busy shopping parades and excellent schools. The house itself has undergone complete renovation over the years where it has been tastefully extended to the side and rear aspects. During this time the whole house has been rewired, new windows, new roof and a new Worcester Bosch boiler installed this week. This property could easily become a six bedroom property as there is huge amount of space in the loft which could be converted into two further bedrooms. This property is a must see to truly appreciate its beauty. In brief the accommodation comprises entrance porch, hallway, three reception rooms, one of which could be used as a downstairs bedroom currently used as gym, brand new shower room and kitchen. To the first floor there are four bedrooms, family bathroom with state of the art jacuzzi bath, separate w/c, and a large landing area with a ladder to access the significant loft space. This property also benefits from an alarm and close circuit CCTV cameras located at the front, side and rear. The garden is part paved, part decked offer low maintenance care and the garage has been converted into a one bedroom annex with lounge, kitchen and shower room. The annex would be ideal for teenagers or elderly parents where they have their own private space but are still close enough to the extended family. Viewings highly recommended.

House Front : Ample driveway parking

Entrance Porch

Hallway : One radiator, access to all reception rooms and kitchen. Stairs to first floor.

Understairs storage : Meter cupboards

Sitting Room : 4.10m x 3.49m (13'5" x 11'5"), uPVC bay window to front elevation and one radiator.

Lounge : 12.25m x 3.59m (40'2" x 11'9"), uPVC patio doors to rear elevation, one radiator.

Gym room or potential fifth bedroom : 3.40m x 2.93m (11'2" x 9'7"), uPVC window to front elevation and one radiator.

Shower Room : Brand new, fully tiled, walk in shower, w/c and sink, uPVC window to side elevation and a towel radiator.

Kitchen : 5.25m x 4.84m (17'3" x 15'11"), Fully fitted with wall and base units and centre island, two uPVC windows to rear elevation and door to garden. One radiator and access to pantry.

Landing : UPVC window to side elevation, access to loft with ladder, potential to convert into two further bedrooms, fully boarded.

Bedroom One : 6.10m x 2.78m (20'0" x 9'1"), Two uPVC windows to rear elevation and french doors leading to bedroom two, one radiator.

Bedroom Two : 3.46m x 3.58m (11'4" x 11'9"), uPVC window to rear elevation and french doors to bedroom one, one radiator.

Bedroom Three : 3.21m x 3.34m (10'6" x 10'11"), uPVC window to front elevation, one radiator.

Bedroom Four : 2.44m x 2.43m (8'0" x 7'12")

Bathroom : Jacuzzi bath with jet spray, rainwater and enclosed steam sauna, sink with vanity unit and towel radiator, fully tiled.

W/C : W/c with sink, uPVC window to front elevation, fully tiled.

Garden : Part paved, part decked offering low maintenance care.

Annex

Lounge

Kitchen

Shower Room

Bedroom

Purchasing Procedure - If you are interested in any of our properties then you should contact our offices at the earliest opportunity. We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential purchasers and establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Appraisals - If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys - BM Estates undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 273 7748

Agents Notice -

1. Prospective purchasers / tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers / tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
 2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers / tenants are advised to obtain verification from their surveyor or solicitor.
 3. All measurements mentioned within these particulars are approximate.
- No person in the employment of BM Estates has any authority to neither make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors / lessors.

Money Laundering - To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2018 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Saville Street, Leicester, LE5

House Front

Ample driveway parking

Entrance Porch

Hallway

One radiator, access to all reception rooms and kitchen. Stairs to first floor.

Understairs storage

Meter cupboards

Sitting Room

4.10m x 3.49m (13'5" x 11'5")

uPVC bay window to front elevation and one radiator.

Lounge

12.25m x 3.59m (40'2" x 11'9")

uPVC patio doors to rear elevation, one radiator.

Gym room or potential fifth bedroom

3.40m x 2.93m (11'2" x 9'7")

uPVC window to front elevation and one radiator.

Shower Room

Brand new, fully tiled, walk in shower, w/c and sink, uPVC window to side elevation and a towel radiator.

Kitchen

5.25m x 4.84m (17'3" x 15'11")

Fully fitted with wall and base units and centre island, two uPVC windows to rear elevation and door to garden. One radiator and access to pantry.

Landing

uPVC window to side elevation, access to loft with ladder, potential to convert into two further bedrooms, fully boarded.

Bedroom One

6.10m x 2.78m (20'0" x 9'1")

Two uPVC windows to rear elevation and french doors leading to bedroom two, one radiator.

Bedroom Two

3.46m x 3.58m (11'4" x 11'9")

uPVC window to rear elevation and french doors to bedroom one, one radiator.

Bedroom Three

3.21m x 3.34m (10'6" x 10'11")

uPVC window to front elevation, one radiator.

Bedroom Four

2.44m x 2.43m (8'0" x 7'12")

Bathroom

Jacuzzi bath with jet spray, rainwater and enclosed steam sauna, sink with vanity unit and towel radiator, fully tiled.

W/C

W/c with sink, uPVC window to front elevation, fully tiled.

Garden

Part paved, part decked offering low maintenance care.

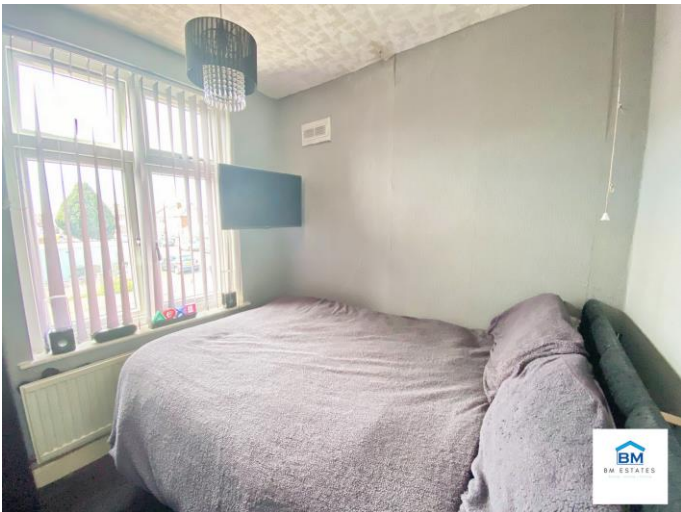
Annex

Lounge

Kitchen

Shower Room

Bedroom







Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS BM ESTATES

312 St Saviours Road, Leicester, Leicestershire, LE5 4HJ T: 0116 273 7748 E: minesha@bmeates.com W: www.bmeates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BM ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.