



Main Street, Leicester, LE5 6GB

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY**
KNIGHT

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Property Description

A rare opportunity to acquire a beautifully presented and characterful cottage set in the heart of the historic Evington Village. Originally two separate dwellings, this unique property has been thoughtfully and seamlessly combined to create a spacious and charming three-bedroom home that blends period charm with modern comforts.

Rich in original features, the property showcases exposed wooden beams, parquet flooring, and wood-burning stoves, exuding warmth and heritage throughout. It also offers contemporary additions including a stylish en-suite to the principal bedroom and private off-road parking for multiple vehicles. A particular highlight is the generous and well-maintained rear garden, complemented by an additional side garden—both offering a secluded and tranquil outdoor retreat.

Internally, the property is exceptionally versatile. The ground floor boasts four principal reception rooms, ideal for both formal and informal living, as well as a dedicated study/home office, utility room and workshop. A well-appointed kitchen, separate shower room with WC, and flexible living spaces make this an ideal home for families or those seeking multifunctional accommodation. Upstairs, there are three well-proportioned bedrooms, including a spacious master with en-suite, offering practicality and comfort in equal measure.

Nestled behind mature trees and hedges, the home enjoys a sense of privacy while still being part of the welcoming and vibrant Evington Village community. Surrounded by period homes, independent shops, green open spaces, and within easy reach of Leicester city centre, local schools, and transport links, this property offers the perfect balance of village charm and urban convenience.



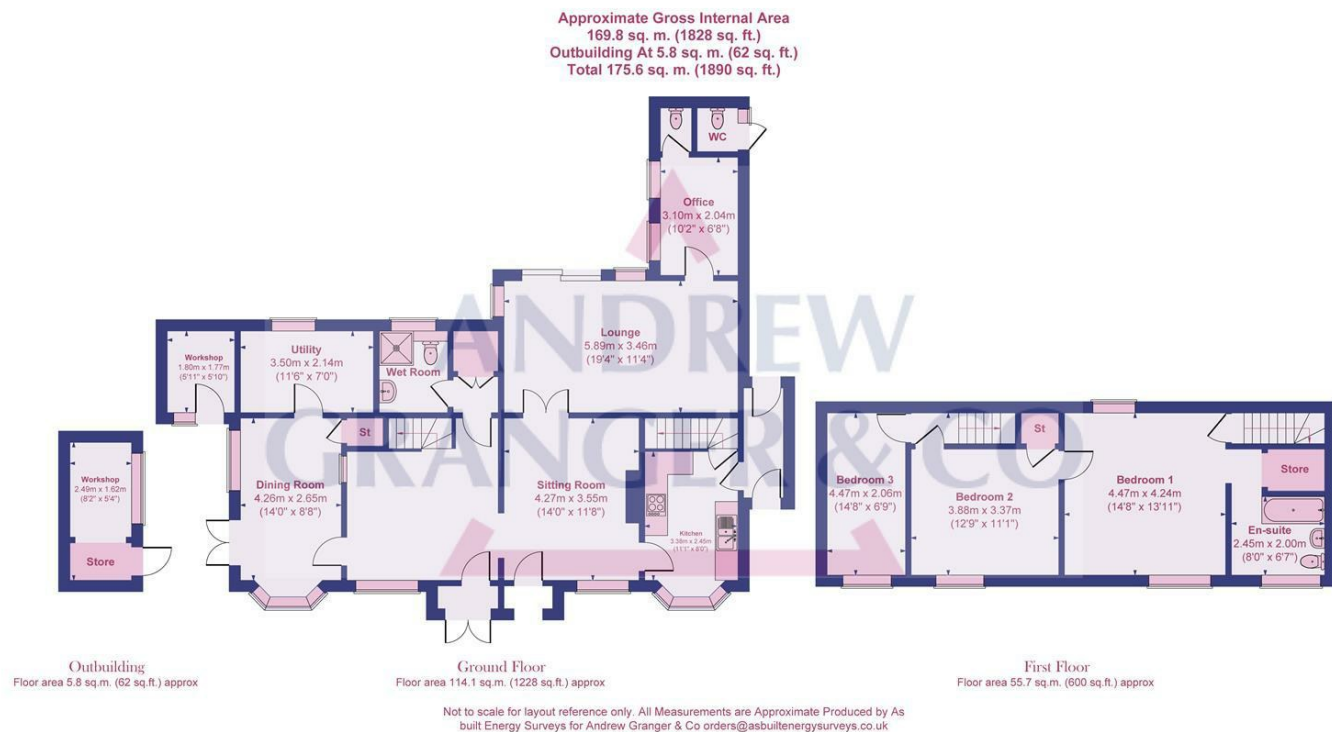


Key Features

- No upward sales chain
- Located in the heart of Evington village
- Full of character features including exposed beams and a wood burner
- Expansive plot and gardens
- Multiple, versatile reception rooms
- Three sizable bedrooms

£450,000





EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know the we receive a referral fee.



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