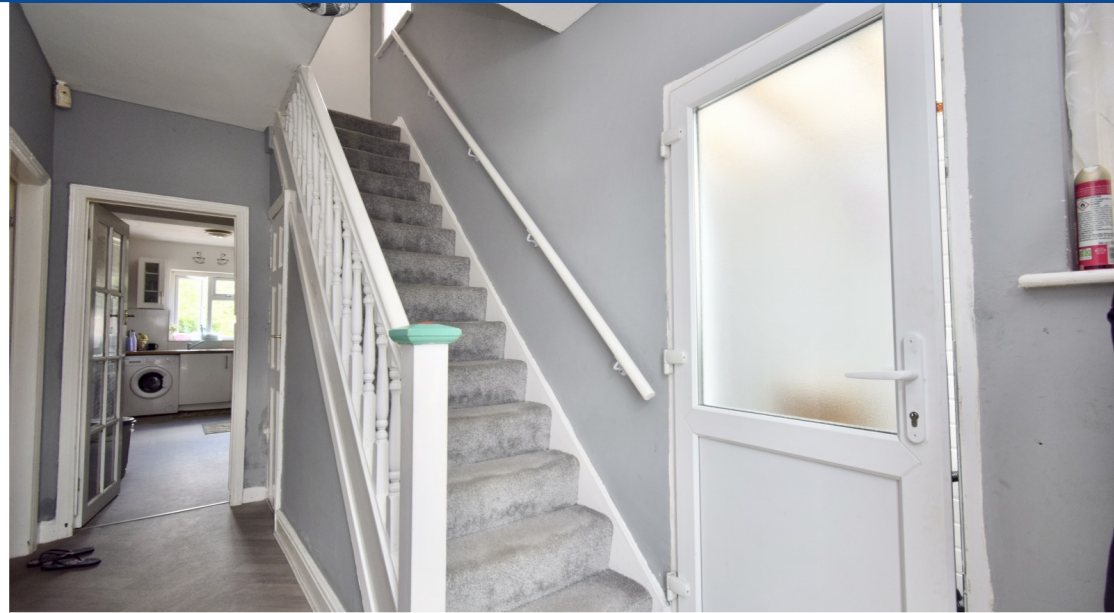




 4  
Bedrooms

 2  
Bathrooms



Kings are pleased to present this four-bedroom semi-detached house found on Mayflower Road in the Evington area. This property can be found just off Ethel Road and Evington Lane making it a prime location for potential buyers as it is within close proximity to local amenities including schools, places of worship, shops (Evington Road being within walking distance), supermarkets, pharmacies and major access road. The layout of the property is spacious throughout with a ground floor consisting of two reception rooms, a dining room, downstairs wc and kitchen, a first floor consisting of three bedrooms and the family bathroom, and a second floor consisting of one bedroom and additional bathroom.

This property is one not to miss out on especially due to the fact it is in a prime location within the Evington area and is available by appointment only. Call Kings now 0116 352 7012!!!!



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As you enter the property you are welcomed by a spacious entrance hallway providing access to both reception rooms, the kitchen and the lean-to. The ground floor of the property has been extended to the rear creating a bigger kitchen and additional dining area, both reception rooms mirror each others layout being similar sizes but have differing features with the first reception room having hardwood flooring and a front facing double-glazed bay window, and the second reception room having a more homely feel to it with carpeted flooring, and an open plan layout with the dining area. The kitchen is also fully fitted with an integrated oven/hob and rear facing double-glazed window. The property also benefits from a lean to which can be accessed via the entrance hallway providing additional storage space for the owners and additional rear garden access aside from the dining area.

As you proceed up the stairway onto the first floor you are welcomed by a spacious landing area consisting of carpeted flooring and provides access to three of the four bedrooms and the family bathroom. Bedrooms one and three are both double bedrooms mirroring each other with bedroom one being slightly bigger and having an integrated storage cupboard. Bedroom four is the single bedroom in the property being a box room with fitted wardrobes and is located at the front of the property. The family bathroom is also located on this floor boasting a three-piece layout consisting of a shower, sink and toilet.

The property also benefits from a loft conversion adding an additional fourth bedroom taking up the entire floor consisting of carpeted flooring, velux windows, wall mounted radiators and access to their own bathroom almost taking an en-suite approach consisting of a bath/shower, sink and toilet.

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## Property Info

### Ground Floor

**Reception Room:** 3.34m x 3.41m (10'11" x 11'2") – first reception room located at the front of the property consisting of hardwood flooring, a wall mounted radiator and a front facing double-glazed bay window.

**Living Room:** 3.64m x 3.41m (11'11" x 11'2") – second reception room located towards the rear of the property consisting of carpeted flooring, a wall mounted radiator and access to the dining room/area.

**Dining Room:** 2.71m x 3.14m (8'11" x 10'4") – open plan with the living room located at the rear of the property consisting of hardwood flooring, wall mounted radiator and double door rear garden access.

**Kitchen:** 5.38m x 1.91m (17'8" x 6'3") – extended kitchen located at the rear of the property consisting of hardwood flooring, fitted worktops and storage cupboards, an integrated oven/hob, sink and rear facing double-glazed window.

#### First Floor

**Bedroom One:** 3.64m x 3.39m (11'11" x 11'1") – double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window, integrated storage cupboard and wall mounted radiator.

**Bedroom Three:** 3.34m x 3.15m (10'11" x 10'4") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator.

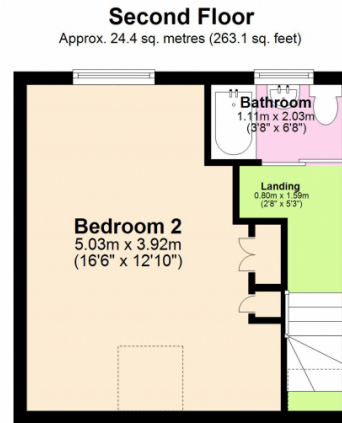
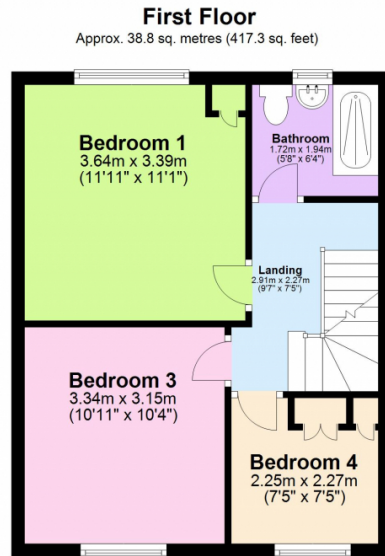
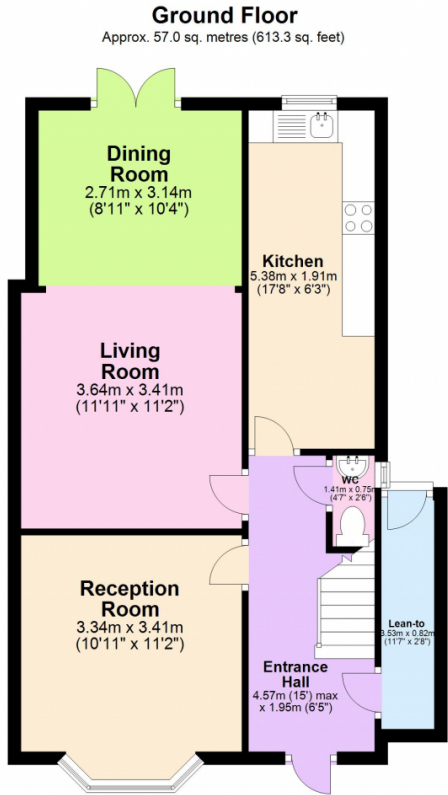
**Bedroom Four:** 2.25m x 2.27m (7'5" x 7'5") – single bedroom located at the front of the property consisting of hardwood flooring, fitted wardrobe, front facing double-glazed window, and wall mounted radiator.

**Bathroom:** 1.72m x 1.94m (5'8" x 6'4") – three-piece family bathroom consisting of a shower, sink and toilet.

#### Second Floor

**Bedroom Two:** 5.03m x 3.92m (16'6" x 12'10") – loft conversion into double bedroom consisting of velux window and rear facing double-glazed window, carpeted flooring, fitted wardrobes and wall mounted radiator.

**Bathroom:** 1.11m x 2.03m (3'8" x 6'8") - three-piece bathroom consisting of a bath, sink and toilet.



Total area: approx. 120.2 sq. metres (1293.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

