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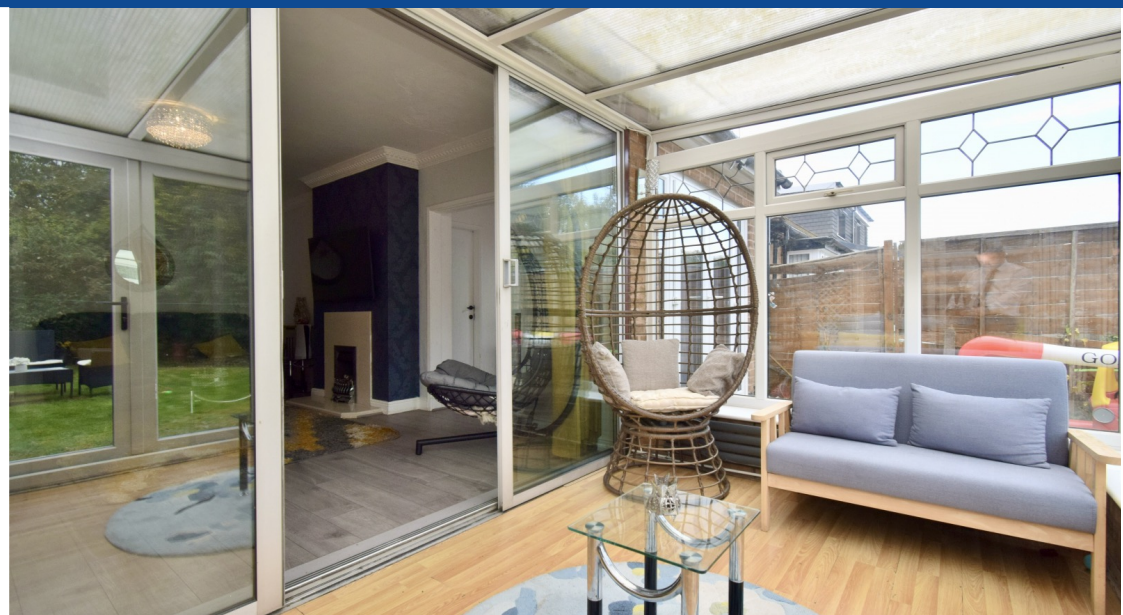
Bedrooms



4

Bathrooms





Kings are pleased to present this four-bedroom detached bungalow found on Judith Drive which is located in the Evington area. This bungalow is impressive having been extended to the rear, the side and it takes on a dormer style with a first floor being added, the property has been renovated throughout and requires next to no work for the next owners to move in with no issues. The location of the property is one of the main talking points, being found just off Whitehall Road and Spencefield Lane putting it within close proximity to local amenities including schools (City of Leicester, Judgemeadow, Whitehall and St. Paul's), restaurants, shops, supermarkets, places of worship and major access routes.

This property is one not to miss out on due to a number of reasons, most importantly being a property of this size and style, located in this area and a large enough driveway for multiple vehicles. Available by appointment only. Call Kings now 0116 352 7012!!!



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As you enter the property you initially make your way through a large porch way creating an ideal greeting spot and additional storage space upon entry. The entrance hallway provides access to the majority of the ground floor as well as the stairway leading onto the first floor. Towards the end of the entrance hallway is where you will find the living room, kitchen, downstairs wc and prayer room. The living room has been extended in order to create a spacious living area ideal for large families or hosting guests, the living room provides access to an extended conservatory, dining room and double bedroom. The kitchen brings a modern feel to it consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances, a sink, a rear facing double-glazed window and rear garden access. This property also benefits from a fourth reception room which is currently being used as a prayer room consisting of carpeted flooring and a double-glazed window.

All four of the bedrooms in this property are double bedrooms with their own en-suites. The property has three bedrooms on the ground floor and one bedroom on the first floor. Bedroom one is the first-floor bedroom bringing a modern feel and taking a dormer style, consisting of hardwood flooring, fitted wardrobes/storage space, a velux window, double-glazed window, ample storage space and access to its own three-piece en-suite inclusive of a bath/shower, sink and toilet. Bedroom two is a side extension of the property offering its own private area of the house with a small office accessed via a stairway in the room, the room itself consists of carpeted flooring, a front facing double-glazed window, wall mounted radiator and access to a three-piece en-suite inclusive of a shower, sink and toilet. Bedroom three is located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window, wall mounted radiator, double-glazed side facing window and access to its own en-suite inclusive of a shower, sink and toilet. Bedroom four is located at the front of the property consisting of carpeted flooring, fitted storage shelves, a front facing double-glazed window, wall mounted radiator and access to its own en-suite.

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## Property Info

## Ground Floor

**Living Room:** 5.74m x 3.72m (18'10" x 12'2") – spacious living area located towards the rear of the property consisting of hardwood flooring, wall mounted radiators, sliding door access to the conservatory and open plan access to the dining room.

**Dining Room:** 2.35m x 2.35m (7'9" x 7'9") – second reception room located at the rear of the property consisting of hardwood flooring, a wall mounted radiator, double-door rear garden access and access to bedroom two.

**Conservatory:** 2.32m x 3.80m (7'7" x 12'6") – third reception room located at the rear of the property accessed via the living room consisting of hardwood flooring, double-glazing throughout and double door rear garden access.

**Prayer Room:** 2.27m x 1.80m (7'5" x 5'11") – fourth reception room currently being used as a prayer room consisting of carpeted flooring and a double-glazed window.

**Kitchen:** 3.93m x 2.86m (12'11" x 9'5") – modern kitchen located at the rear of the property consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances, a rear facing double-glazed window and rear garden access.

**Bedroom Two:** 4.79m x 2.44m (15'9" x 8') – double bedroom accessed via the dining room located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator, access to its own three-piece en-suite and access to an office style layout via a stairway.

**Bedroom Three:** 3.33m x 3.35m (10'11" x 11') – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window, side facing double-glazed window, wall mounted radiator and access to a three-piece en-suite.

**Bedroom Four:** 2.75m x 3.12m (9' x 10'3") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator, fitted shelves and access to a three-piece en-suite.

## First Floor

**Bedroom One:** 2.74m x 5.54m (9' x 18'2") – double bedroom accessed via the stairway consisting of hardwood flooring, fitted wardrobes, a wall mounted radiator, velux window, double-glazed window and access to a three-piece en-suite





Total area: approx. 139.1 sq. metres (1496.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

