



 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three-bedroom detached bungalow on Kingsbury Avenue, located just off Spencefield Lane and Welland Vale Road in the Evington area. This property is located in a prime location due to the convenience it brings to the owners being within close proximity to a number of local amenities including shops, restaurants, pharmacies, schools and places of worship. The bungalow is spacious throughout with plenty of scope for further extension (STPP) consisting of three reception rooms, a kitchen, bathroom, three bedrooms and a single garage.

This property is one not to miss out on, not only due to the fact it is available with no chain but also due to the number of benefits it holds including a large driveway big enough for multiple vehicles, a substantial sized garden, spacious layout and is found in a prime location. Available by appointment only. Call Kings now 0116 352 7012!!!

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As you enter the property you are initially welcomed by the hallway connecting you to every room the bungalow has to offer with the kitchen being the first room to the right-hand side. The kitchen is in need of some modernisation, but it does consist of tiled flooring, fitted worktops and storage cupboards, integrated appliances, a front facing double-glazed window and lean-to access. As you follow the hallway around you then gain access to the living room, this room provides the property with a spacious living area as well as open plan access to another reception room providing an open space ideal for large families or hosting guests, these rooms consist of carpeted flooring, wall mounted radiators, a rear facing double-glazed bow window and sliding door access to the conservatory. Acting as a third reception room the double-glazed conservatory provides the property with a well-lit relaxing space which also provides double door access to the garden.

As you continue down the hallway you pass by the bathroom which boasts a three-piece layout consisting of tiling throughout, a shower, sink and toilet. The three bedrooms can be found at the end of the hallway with bedrooms one and two being double bedrooms and bedroom three being a single bedroom, all three rooms consist of carpeted flooring, wall mounted radiators and double-glazed windows, with bedrooms one and two also benefit from fitted wardrobes. The property also benefits from a lean-to extension connecting the single garage to the main body of the property, as well as a separate wc and rear garden access.

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Property Info

Living Room: 3.48m x 4.64m (11'5" x 15'3") – first reception room, open plan layout with the dining area consisting of carpeted flooring, a wall mounted radiator, fireplace and sliding door access to the conservatory.

Dining Area: 3.48m x 3.34m (11'5" x 10'11") – second reception room which is open planned with the living room consisting of carpeted flooring, a wall mounted radiator and a front facing double-glazed bow window.

Conservatory: 2.72m x 2.97m (8'11" x 9'9") – third reception room located at the rear of the property accessed via the living room consisting of double-glazed

throughout and double door garden access.

Kitchen: 3.01m x 3.34m (9'11" x 10'11") – located at the front of the property consisting of tiled flooring, fitted worktops and storage cupboards, integrated appliances, a front facing double-glazed window and access to the lean-to

Bathroom: 1.84m x 2.77m (6' x 9'1") – three-piece family bathroom consisting of tiling throughout, a shower, sink and toilet.

Bedroom One: 3.38m x 3.27m (11'1" x 10'9") – double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed bow window, wall mounted radiator and fitted wardrobes.

Bedroom Two: 3.15m x 3.27m (10'4" x 10'9") – double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and fitted wardrobes.

Bedroom Three: 2.46m x 2.27m (8'1" x 7'5") – single bedroom consisting of carpeted flooring, a side-facing double-glazed window and wall mounted radiator.

Garage: 4.95m x 2.49m (16'3" x 8'2") – single garage.

Ground Floor

Approx. 119.0 sq. metres (1280.5 sq. feet)



Total area: approx. 119.0 sq. metres (1280.5 sq. feet)

