

Gwendolen Road, Evington, Leicester, LE5 5FN

£415,000

A Beautifully presented and EXTENDED family home providing lovely accommodation to include a STYLISH and modern open plan fitted finishing kitchen and FOUR BEDROOMS.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



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TO BOOK A VIEWING



Entrance Hall

A welcoming entrance hall via double glazed door, with stairs to first floor, wood effect floor, built-in cupboard.

Ground Floor WC

With low-level WC, vanity wash hand basin with storage below, tiled walls, tiled floor.

Through Lounge Dining Room

24' 0" x 12' 0" (7.32m x 3.66m)

With double glazed windows to the front elevation, wood effect floor, TV point, two radiators.

Open Plan Fitted Dining Kitchen

25' 0" x 12' 5" (7.62m x 3.78m)

This impressive open plan fitted dining kitchen has double glazed window to the rear elevation, double glazed door to rear garden, wall and base units with work surfaces over, splash backs, center island/breakfast bar, stainless steel sink, drainer and mixer tap, inset five ring gas hob and double oven with extractor hood, space for large fridge freezer, TV point, wood effect floor, door leading to:



Utility Lobby

With window and door to the front elevation, storage cupboard, boiler, work surface, plumbing for washing machine, space for tumble dryer, space for fridge freezer, wood effect floor.

Ground Floor Bedroom Four

11' 2" x 10' 6" (3.40m x 3.20m)

With double glazed window to the rear elevation, wood effect floor, radiator, door leading to:

En-Suite Shower Room

7' 2" x 5' 5" (2.18m x 1.65m)

With window to the rear elevation, vanity wash hand basin with storage below, low-level WC, shower/wet room area with shower screen, tiled walls, tiled floor, radiator.

First Floor Landing

With double glazed window to the to the side elevation, loft access.

Bedroom One

12' 0" x 10' 0" (3.66m x 3.05m)

With double glazed window to the rear elevation, built-in wardrobes, wood effect laminate floor, radiator.

Bedroom Two

11' 0" x 8' 3" (3.35m x 2.51m)

With double glazed window to the front elevation, built-in wardrobes, wood effect floor, radiator.

Bedroom Three

9' 0" x 8' 10" (2.74m x 2.69m)

With double glazed window to the front elevation, built-in wardrobe and box cupboards, wood effect floor, radiator.

Bathroom

With double glazed window to the rear elevation, bath, low-level WC, pedestal wash hand basin, built-in cupboard, tiled walls, tiled floor, radiator.

Driveway providing off road parking.

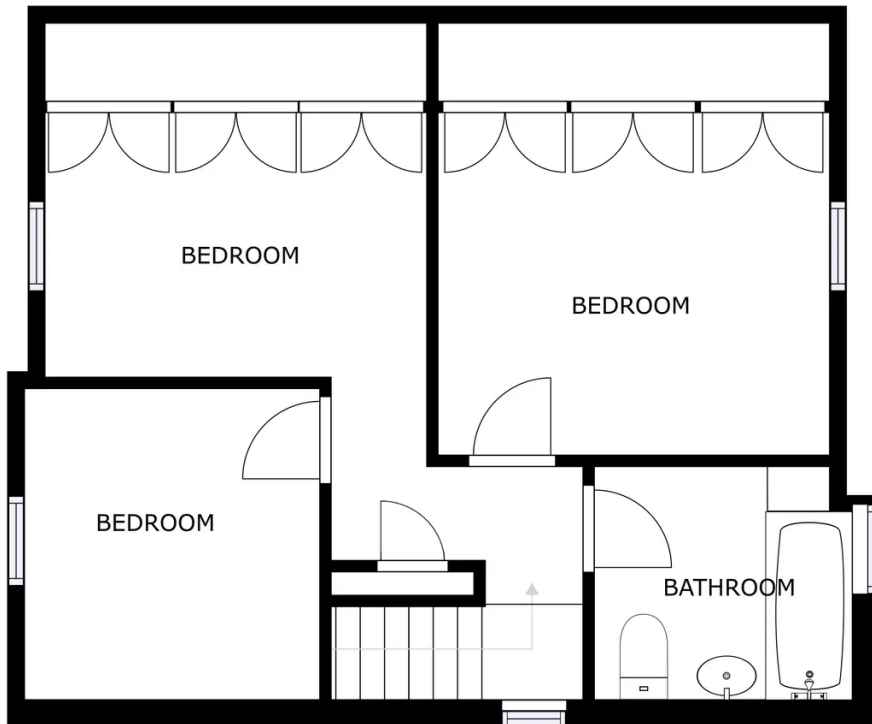
Rear Garden

A good size mature rear garden with paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter, outbuilding.



GROUND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 106.58. m2, SECOND FLOOR: 47.78. m2
 TOTAL: 154.36 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA
 GROUND FLOOR: 106.58. m2, SECOND FLOOR: 47.78. m2
 TOTAL: 154.36 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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