



Colebrook Close, Evington

Offers Over £325,000

With a stunning feature FITTED KITCHEN DINING ROOM and a garage conversion providing a GROUND FLOOR fourth bedroom and shower room, this stylish detached family home is located in EVINGTON.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

4' 6" x 4' 1" (1.37m x 1.24m)

With tiled flooring, a cloaks cupboard, internal door to the living room.

Living Room

18' 9" x 16' 10" (5.72m x 5.13m)

With a double-glazed window to the front elevation, electric wall heater, inset ceiling spotlights, TV point and stairs to the first-floor landing.

Kitchen Dining Room

18' 0" x 9' 2" (5.49m x 2.79m)

With two double-glazed French doors to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a Neff oven, five ring gas hob with an extractor hood over, fridge freezer, microwave, dishwasher, breakfast with quarts work surface over and an electric wall heater.



Lobby

With a double-glazed door to the rear elevation.

Shower Room

5' 3" x 5' 0" (1.60m x 1.52m)

With a double-glazed window to the rear elevation, shower cubicle, wash hand basin, low level WC, tiled walls, tiled flooring, and heated chrome towel rail.

Ground Floor Bedroom

17' 5" x 8' 3" (5.31m x 2.51m)

With a double-glazed window to the front elevation, meter cupboard, and electric wall heater.

First Floor Landing

With a double-glazed window to the side elevation, loft access and an airing cupboard.

Bedroom One

11' 7" x 9' 10" (3.53m x 3.00m)

With double glazed window to the front elevation, wardrobes, laminate flooring and electric wall heater.

Bedroom Two

9' 10" x 9' 0" (3.00m x 2.74m)

With a double-glazed window to the rear elevation, wardrobe and laminate flooring.

Bedroom Three

8' 7" x 8' 0" (2.62m x 2.44m)

With double-glazed windows to the front elevation, wardrobe and laminate flooring.

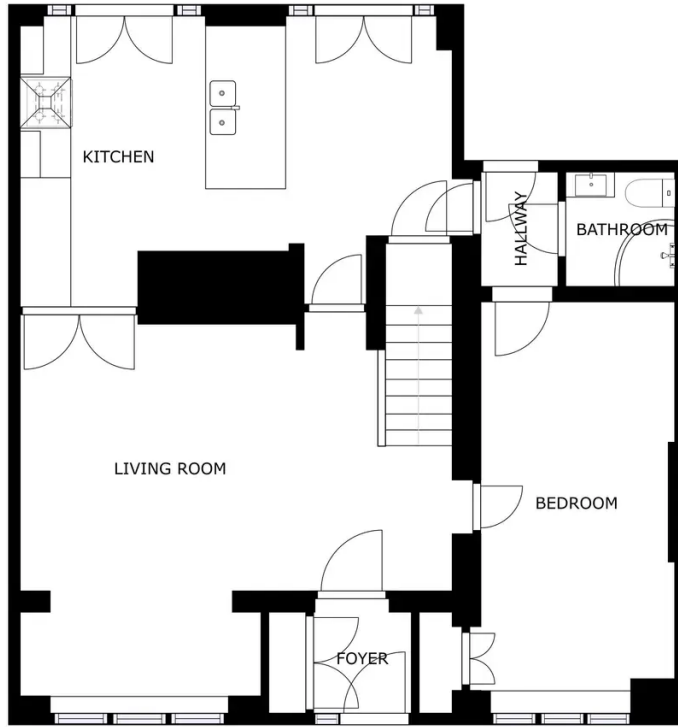
Shower Room

7' 8" x 5' 6" (2.34m x 1.68m)

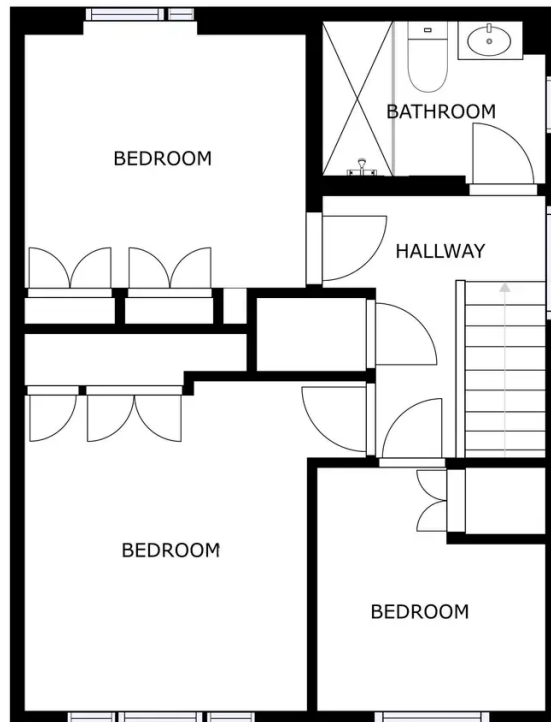
With double-glazed windows to the side and rear elevation, a walk-in shower with electric shower, a low-level WC, a wash hand basin, tiled walls, tiled flooring and a heated chrome towel rail.

Garden

With a patio, AstroTurf lawn, steps leading down to a mainly lawned rear garden, flower beds to the borders, a fenced perimeter and a gate to the side access.



GROUND FLOOR



SECOND FLOOR



We'll keep you moving...



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