



## Hatherleigh Road, Evington

£425,000

Located within a CUL-DE-SAC is this detached property having been EXTENDED to provide versatile living including a ground floor fifth bedroom/home office, and a 22FT WIDE sitting room with open aspect to dining room. The property enjoys off road parking for at least four cars.







#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, laminate floor, radiator.

#### **Cloak Room**

7' 1" x 3' 2" (2.16m x 0.97m)

With double glazed window to the front elevation, built-in shelving and hanging rail, radiator.

#### **Sitting Room**

22' 0" x 11' 3" (6.71m x 3.43m)

Measurement narrowing to 9'4". With double glazed windows to the side and rear elevations, laminate floor, TV point, radiator, open aspect leading to;

#### **Dining Room**

11' 8" x 9' 8" (3.56m x 2.95m)

With double glazed patio door to the rear elevation, laminate floor, radiator.

#### **Kitchen**

11' 8" x 9' 2" (3.56m x 2.79m)

With double glazed window to the front elevation, double glazed doors to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in double oven, five ring hob with stainless steel chimney hood over, stainless steel splash back, built-in dishwasher, built-in fridge freezer, breakfast bar, tiled floor, part tiled walls, cupboard housing boiler, radiator.



### **Inner Hallway**

With door to:

### **Utility Room**

9' 0" x 8' 1" (2.74m x 2.46m)

With double glazed window and door to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, plumbing for washing machine, laminate floor.

### **Ground Floor WC**

With double glazed window to the side elevation, wash hand basin, low-level WC, storage cupboards, tiled walls, laminate floor, heated towel rail.

### **Ground Floor Fifth Bedroom/Home Office**

15' 8" x 7' 8" (4.78m x 2.34m)

With double glazed window to the front elevation, built-in cupboards and shelving, built-in desk, radiator.

### **First Floor Landing**

With double glazed window to the front elevation, storage cupboard.

### **Bedroom One**

11' 9" x 9' 4" (3.58m x 2.84m)

With double glazed window to the front elevation, radiator.

### **Bedroom Two**

11' 8" x 9' 8" (3.56m x 2.95m)

With double glazed window to the rear elevation, radiator.















### **Bedroom Three**

12' 6" x 8' 0" (3.81m x 2.44m)

With double glazed window to the rear elevation, radiator.

### **Dressing Room**

7' 9" x 6' 5" (2.36m x 1.96m)

With double glazed window to the rear elevation, wardrobes, radiator.

### **Bedroom Four**

8' 0" x 6' 10" (2.44m x 2.08m)

With double glazed window to the side elevation, radiator.

### **Bathroom**

6' 0" x 6' 0" (1.83m x 1.83m)

With double glazed window to the side elevation, bath with shower over, low-level WC, pedestal wash hand basin, extractor fan, tiled walls, vinyl floor, heated towel rail.

### **Front Garden**

Block paved frontage with flowerbeds and shrubs.

### **Rear Garden**

With paved patio, pebbled area, steps, lawn, flowerbeds and shrubs, shed, fencing to perimeter, gates to both sides, side tap.

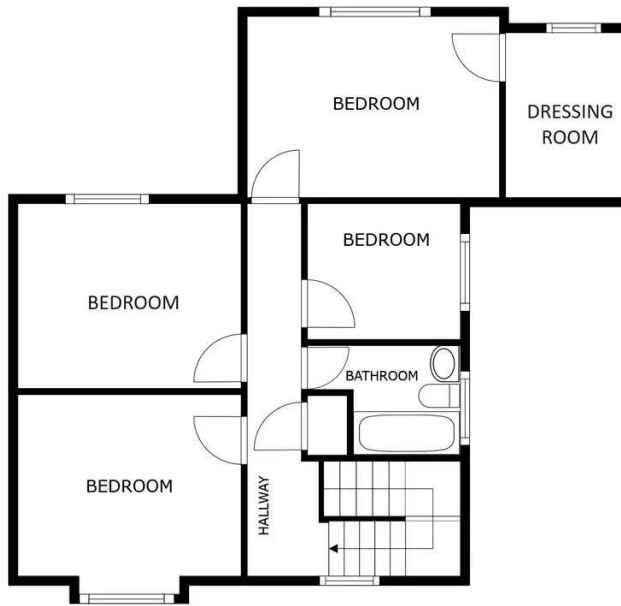
### **Driveway 5 vehicles**

Providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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