



## Broadway Road, Evington

£365,000

A traditional semi-detached property having been EXTENDED to provide three double bedrooms and a through lounge dining room in excess of 29ft. Outside has a rear garden (currently overgrown) IN EXCESS OF 60FT providing ample SCOPE FOR EXTENSION to the rear, subject to relevant planning permissions.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Entrance Porch**

Leading to:

### **Entrance Hall**

With window and door to the front elevation, stairs to first floor, alarm panel, under stairs meter cupboard, radiator.

### **Ground Floor WC**

4' 7" x 2' 6" (1.40m x 0.76m)

With window to garage, low-level WC, wash hand basin, part tiled walls.

### **Through Lounge Dining Room**

29' 3" x 10' 10" (8.92m x 3.30m)

Measurements into bay window and recess. With double glazed bay windows to the front elevation, double glazed door and windows to the rear elevation, two fireplaces, radiator.



### **Kitchen Breakfast Room**

15' 8" x 10' 5" (4.78m x 3.18m)

Measurement narrowing to 8'9". With double glazed window and patio door to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with filter hood over, space for washing machine, part tiled walls, two radiators, internal door to garage.

### **First Floor Landing**

With double glazed window to the side elevation, loft access with pull down ladder leading to boarded loft with power and lighting.

### **Bedroom One**

14' 10" x 10' 6" (4.52m x 3.20m)

With double glazed bay window to the front elevation, radiator.

### **Bedroom Two**

14' 0" x 10' 10" (4.27m x 3.30m)

Measurement narrowing to 9'8". With double glazed window to the rear elevation, radiator.

### **Bedroom Three**

16' 0" x 10' 0" (4.88m x 3.05m)

With two double glazed windows to the front elevation, wall mounted boiler, radiator.

### **Shower Room**

7' 6" x 7' 3" (2.29m x 2.21m)

With double glazed window to the rear elevation, walk-in tiled shower, wash hand basin, heated towel rail, airing cupboard, part tiled walls.

### **Separate WC**

3' 4" x 2' 9" (1.02m x 0.84m)

With double glazed window to the side elevation, low-level WC.

### **Rear Garden**

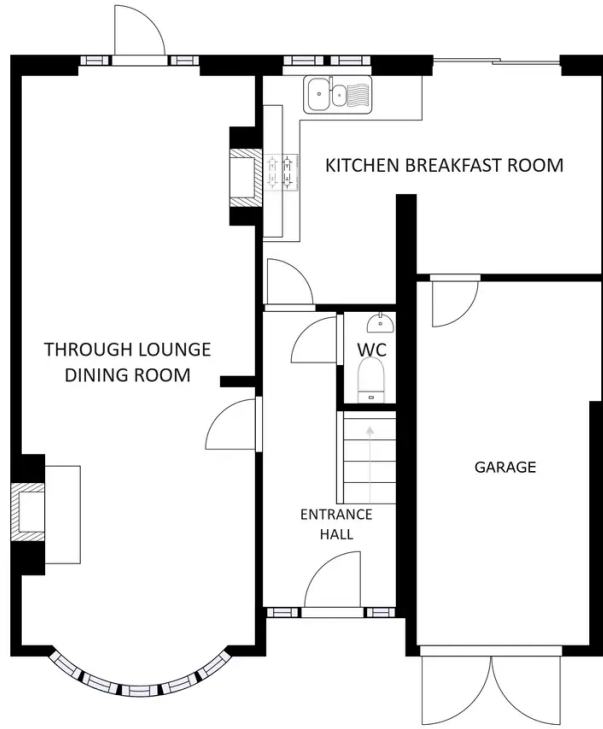
The rear garden is currently overgrown and is approximately in excess of 60ft with fenced perimeter.

### **Driveway**

Providing off road parking.

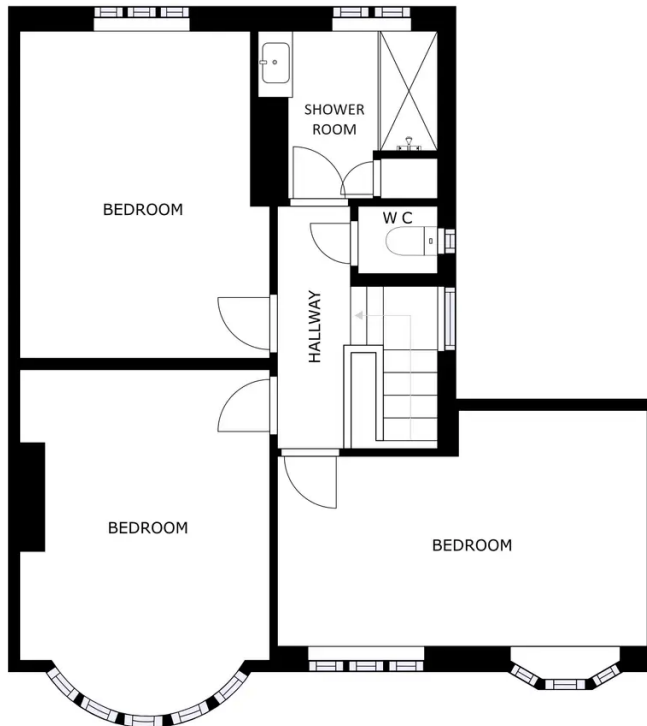
### **Garage**

Measuring 17'4" x 8'4". With fold open doors to the front elevation, gas meter, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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