



Hoylake Close, Evington

Offers Over £350,000

Available with NO UPWARD CHAIN is this three bedroom detached property occupying a CORNER PLOT with AMPLE SCOPE for extension, sub. to planning. Ideally suiting a buyer looking to downsize.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Porch

With tiled floor, internal door to entrance hall.

Entrance Hall With radiator.

Cloaks/WC 7' 4" x 3' 4" (2.24m x 1.02m)

With window to the front elevation, low-level WC, wash hand basin, radiator.

Sitting Room 20' 4" x 11' 9" (6.20m x 3.58m)

With double glazed window to the front elevation, gas fire with fire surround, TV point, radiator.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)

With door to the side conservatory, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in oven and electric hob, breakfast bar, plumbing for washing machine, part tiled walls, tiled floor, radiator.



Conservatory 14' 1" x 7' 10" (4.29m x 2.39m)

With double glazed door to rear garden, internal door to garage.

Inner Hallway

With storage cupboard, cupboard housing boiler, loft access.

Bedroom One 17' 0" x 10' 3" (5.18m x 3.12m)

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

Bedroom Two 10' 8" x 8' 1" (3.25m x 2.46m)

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

Bedroom Three 7' 5" x 7' 4" (2.26m x 2.24m)

With double glazed window to the side elevation, radiator.

Shower Room 7' 4" x 6' 10" (2.24m x 2.08m)

With double glazed window to the side elevation, walk-in double shower cubicle, pedestal wash hand basin, low-level WC, tiled floor, part tiled walls, heated towel rail.

Front Garden

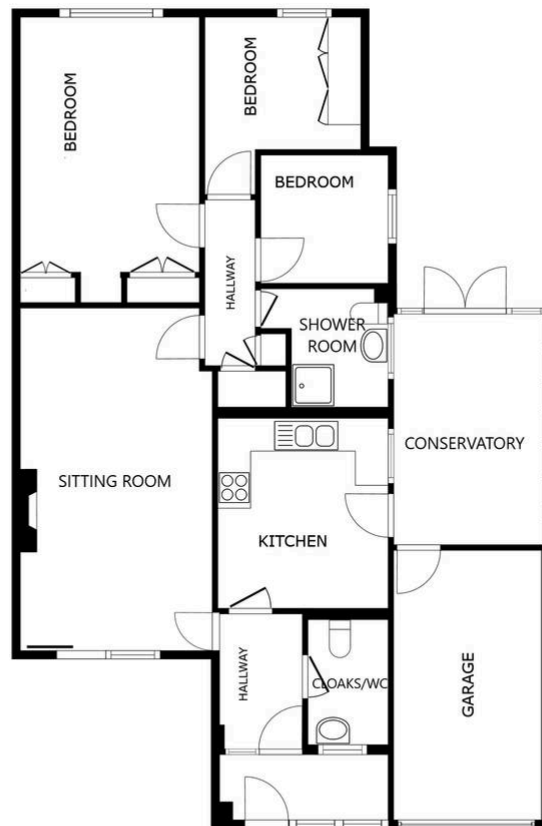
Gravelled front garden with further gravelled area to the side, lawn area, flowerbeds and shrubs.

Rear Garden

With covered paved seating area, paved path to gates side access, gravelled area, mature fir trees to rear, further paved seating area to the rear, fencing to perimeter, outside lighting.

Driveway 2 Vehicles

Tarmac driveway providing off road parking.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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