

Kingsway Road, Evington

In Excess of £480,000

An impressive THREE BEDROOM family home providing STYLISH and versatile accommodation including a modern style open plan fitted dining kitchen with BUILT-IN APPLIANCES and French doors to rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

Via a double glazed front door with granite tiled floor, under floor heating, stairs to first floor, under stairs storage cupboard, radiator.

Lounge 18' 5" x 11' 5" (5.62m x 3.49m)

With double glazed window to the front elevation, double glazed French doors to the rear elevation, TV point, spotlights, radiator.

Reception Room Two 12' 6" x 11' 5" (3.82m x 3.47m)

With double glazed bay window to the front elevation, granite tiled floor, under floor heating, spotlights, open access leading to dining kitchen.



Fitted Dining Kitchen 20' 6" x 8' 11" (6.26m x 2.71m)

With double glazed window to the rear elevation, double glazed French doors to the rear elevation, granite tiled floor, under floor heating, a range of stylish wall and base units with solid work surface over, sink and mixer tap, inset five ring gas hob and double oven, extractor hood, integrated dishwasher, integrated fridge, integrated freezer, spotlights, door leading to garage.

First Floor Landing

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

Bedroom One 15' 4" x 10' 11" (4.67m x 3.33m)

With double glazed window to the front elevation, TV point, radiator.

Bedroom Two 9' 3" x 9' 0" (2.82m x 2.74m)

With double glazed window to the front elevation, built-in mirrored sliding wardrobes, radiator.

Bedroom Three 9' 5" x 9' 0" (2.88m x 2.74m)

With double glazed window to the rear elevation, built-in mirrored sliding wardrobes, radiator.

Bathroom 8' 10" x 8' 7" (2.69m x 2.62m)

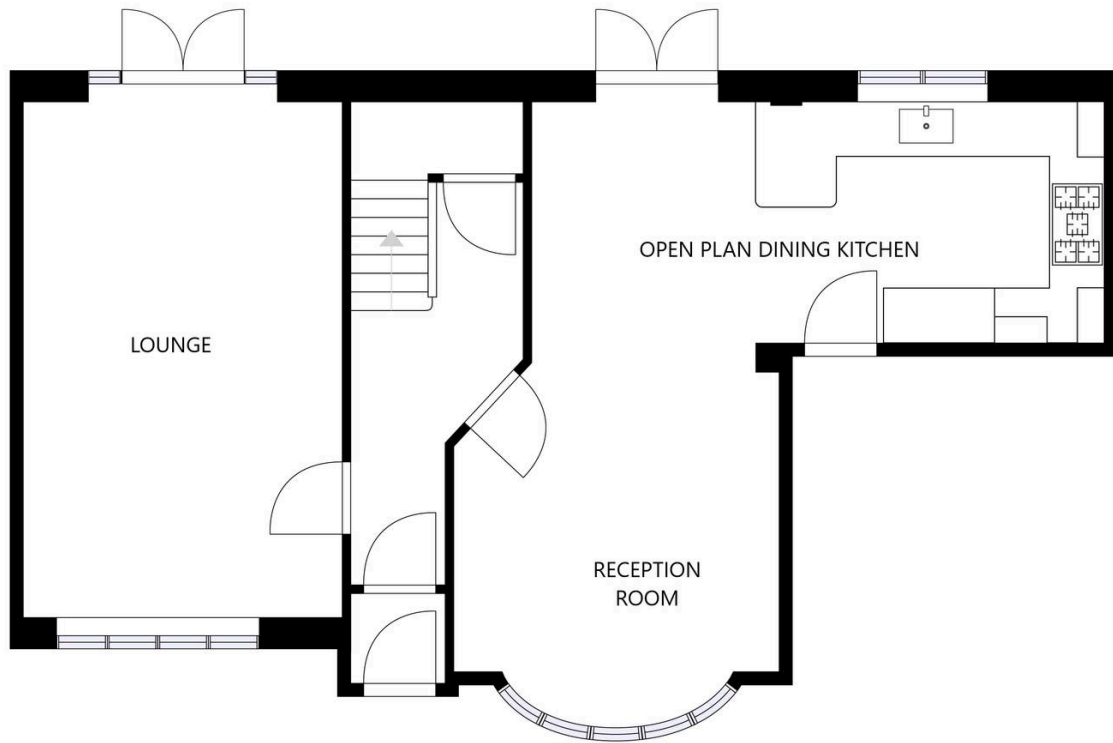
With double glazed windows to the rear elevation, ceramic tiled floor, tiled walls, corner bath, double shower cubicle, low-level WC, ceramic bowl wash hand basin with storage below, spotlights, chrome ladder towel rail/radiator.

Rear Garden

A delightful rear garden with paved patio area, steps to lawn, flowerbeds and shrubs, fencing to perimeter.

Driveway 3 vehicles

Garage 1 vehicle



FLOOR 1



FLOOR 2



We'll keep you moving...



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