

## Kimberley Road, Evington

£475,000

Offering FOUR DOUBLE BEDROOMS is this SPACIOUS three storey semi-detached property situated on Kimberley Road. The loft provides great scope for dormer loft conversion, sub. to planning permissions.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 274 5544







### Entrance Hall

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

### Lounge 12' 11" x 11' 11" (3.94m x 3.63m)

Measurement up to bay window. With secondary glazed bay window to the front elevation, laminate floor, gas fire with inset, surround and hearth, radiator.

### Kitchen Diner 16' 7" x 12' 4" (5.05m x 3.76m)

Measurement up to bay window. With single glazed windows and door to the rear elevation, wall and base units with work surface over, one and a half bowl sink and drainer, integrated double oven, hob with filter hood over, space for dishwasher, Amtico floor, radiator.

### Utility Room 12' 2" x 10' 8" (3.71m x 3.25m)

With single glazed window to the side elevation, door to the side, wall and base unit with work surface over, sink, plumbing for washing machine and tumble dryer, space for freestanding fridge freezer, tiled floor with electric under floor heating.

### Ground Floor WC 4' 5" x 3' 2" (1.35m x 0.97m)

With low-level WC, tiled walls, tiled floor with electric under floor heating.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**

### **Conservatory** 10' 11" x 10' 4" (3.33m x 3.15m)

A double glazed conservatory with double glazed French doors to rear garden, tiled floor with electric under floor heating.

### **First Floor Landing**

With carpet floor.

### **Principal Bedroom** 16' 6" x 12' 0" (5.03m x 3.66m)

Measurement narrowing to 8'3" and up to bay window. With secondary glazed bay window to the front elevation, secondary glazed window to the front elevation, fireplace, radiator.

### **En-Suite** 9' 9" x 3' 4" (2.97m x 1.02m)

Measurement into shower cubicle. With Marmoleum floor, part tiled walls, shower cubicle, low-level WC, wash hand basin, ladder towel rail/radiator.

### **Bedroom Two** 11' 2" x 9' 6" (3.40m x 2.90m)

Measurement up to bay window. With secondary glazed bay window to the rear elevation, laminate floor, radiator.

### **Bedroom Three** 12' 0" x 10' 8" (3.66m x 3.25m)

With secondary glazed window to the side elevation, airing cupboard, shelving, laminate floor, radiator.

### **Bathroom** 12' 5" x 4' 11" (3.78m x 1.50m)

With secondary glazed window to the rear elevation, Marmoleum floor, part tiled walls, claw foot bath, low-level WC, wash hand basin, ladder towel rail/radiator.

### **Second Floor**

With Velux window to the side elevation.

### **Loft Space**

Housing gas boiler, scope for dormer loft conversion, subject to necessary planning permissions.

### **Bedroom Four** 12' 6" x 9' 2" (3.81m x 2.79m)

With secondary glazed window to the rear elevation, carpet floor, radiator.

### **Front Garden**

Small frontage with hedging, paved area, gate to rear garden.

### **Rear Garden**

With paved patio area, gates to lawn area, flowerbeds an shrubs, paved pathway, decked area, wooden garden hammock, soil beds, further paved patio, area, pond.

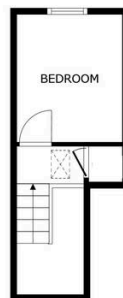
**Garage** 29'8" x 19'3". Accessed to the rear of the house.





FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

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**We'll keep you moving...**



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