

Coplow Avenue, Evington

Offers in Excess of £395,000

An EXTENDED semi-detached home in EVINGTON with THREE RECEPTION ROOMS, TWO KITCHENS, FOUR BEDROOMS and OFF ROAD PARKING.





Entrance Hall

With a door to the front elevation, window to the side elevation, wooden flooring, stairs to the first-floor landing, radiator and radiator cover.

Reception Room One

12' 10" x 10' 4" (3.91m x 3.15m)

With a bay window to the front elevation, wood flooring, TV point and a radiator.

Reception Room Two

13' 0" x 11' 5" (3.96m x 3.48m)

With ceiling spot lights, wooden flooring, a TV point, a radiator, opening leading to:

Reception Room Three

12' 1" x 9' 5" (3.68m x 2.87m)

With windows to the rear elevation, French doors to the rear garden, wooden flooring, drop-down ceiling light, spotlights, radiator and door leading to:

Kitchen

12' 1" x 11' 1" (3.68m x 3.38m)

With a window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, gas hob, double oven, extraction hood, breakfast bar, ceiling spotlights archway to:



Utility Area

8' 3" x 8' 2" (2.51m x 2.49m)

With a door to the side elevation, ceiling spotlights, worksurfaces, plumbing for a washing machine, space for a tall fridge freezer, door to the:

WC

With a window to the side elevation, spotlights, tiled flooring, WC, wash hand basin and a radiator.

Second Kitchen

10' 2" x 7' 5" (3.10m x 2.26m)

With a window to the front elevation, window to the side elevation, work surfaces, sink, space for a fridge freezer, space for a fridge and a radiator.

First Floor Landing

With a window to the side elevation.

Bedroom One

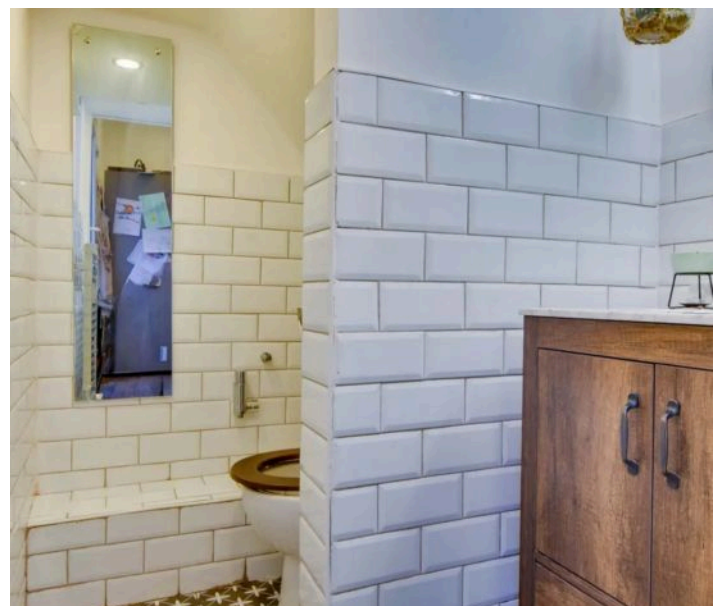
13' 3" x 11' 4" (4.04m x 3.45m)

With a window to the rear elevation, wooden flooring, a TV point and a radiator.

Bedroom Two

11' 0" x 10' 6" (3.35m x 3.20m)

With a window to the front elevation, built-in wardrobes and drawer unit, a TV point and a radiator.









Bedroom Three

12' 1" x 7' 7" (3.68m x 2.31m)

With a window to the rear elevation, built-in cupboard and a radiator.

En-Suite

6' 10" x 3' 0" (2.08m x 0.91m)

With a window to the side elevation, shower cubicle with shower over, WC, wash hand basin, tiled splash back, ceiling spotlights and a radiator.

Bedroom Four

11' 3" x 7' 6" (3.43m x 2.29m)

With a window to the front elevation, a built-in wardrobe and a radiator.

Bathroom

8' 1" x 5' 0" (2.46m x 1.52m)

With a bath with shower screen and shower over, WC, wash hand basin, tiled walls, and ceiling spotlights.

Rear Garden

With gated side access, patio seating area, lawn, mature and established flower beds and well-maintained fenced perimeter borders.

Driveway 2 vehicles

A block paved frontage providing a driveway for two vehicles.



Matterport Property Report:

Coplow Avenue

Indoor Scanned Area - Full Property 131.4 m² | Floor 1 74.3 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:

Coplow Avenue

Indoor Scanned Area - Full Property 131.4 m² | Floor 2 57.1 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





The property is well located for everyday local amenities and services, including local public and private schooling with Madani Muslim Secondary School situated on Evington Valley Road, and Masjid Umar Mosque and Islamic Centre both within minutes' walk of the property. Everyday amenities can be found along Evington Road, Leicester City Centre and neighbouring Stoneygate and Clarendon Park. Leicester University, Leicester Royal Infirmary and Leicester General Hospital are also easily accessible.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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