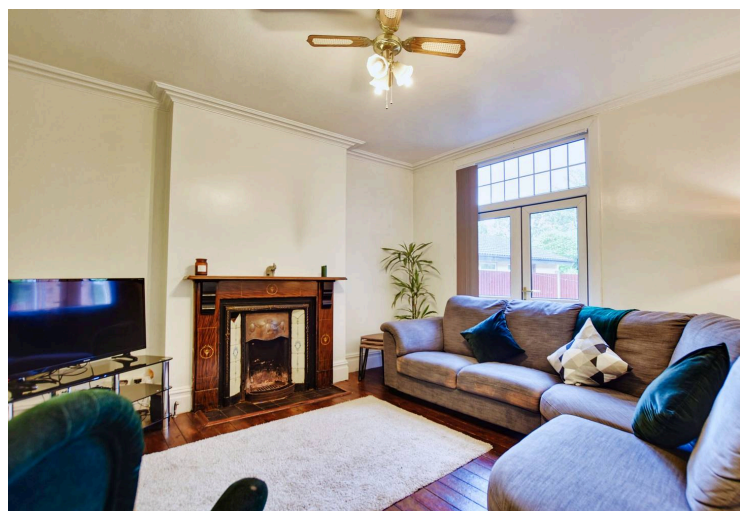




Evington Road, Evington

£450,000

An attractive FOUR BEDROOM bay fronted semi-detached property situated within Evington. The property retains some of its ORIGINAL FEATURES and a MODERN STYLE fitted kitchen dining room.

Council Tax band: D

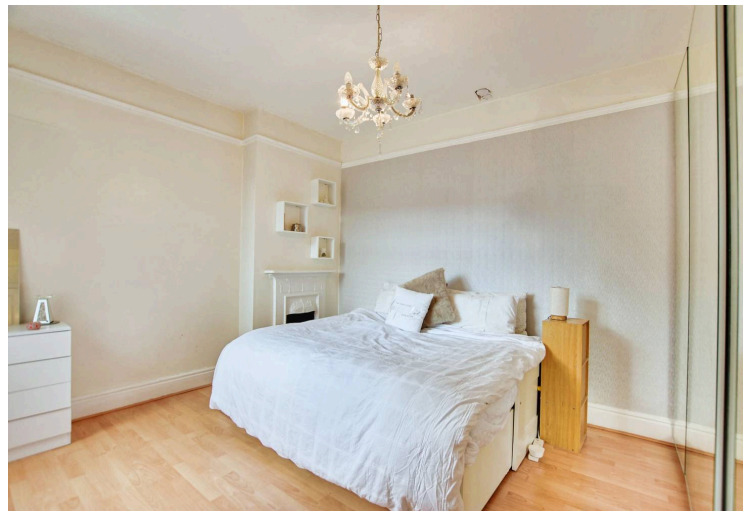
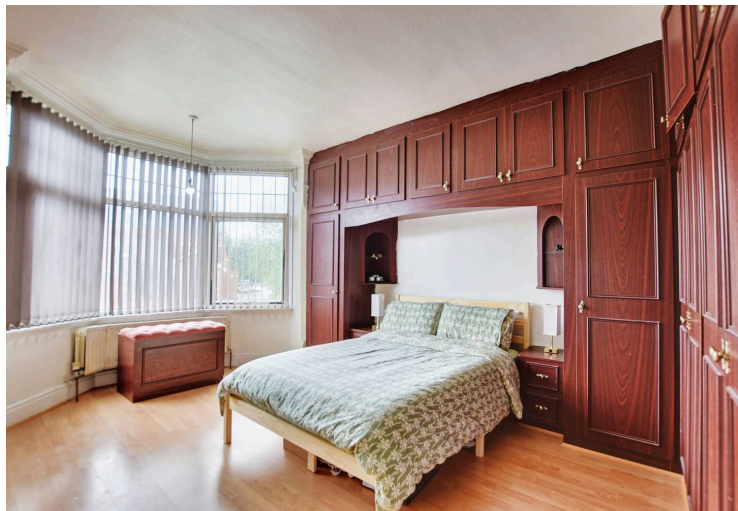
Tenure: Freehold

Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

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

Reception Room One 15' 10" x 12' 1" (4.83m x 3.68m)

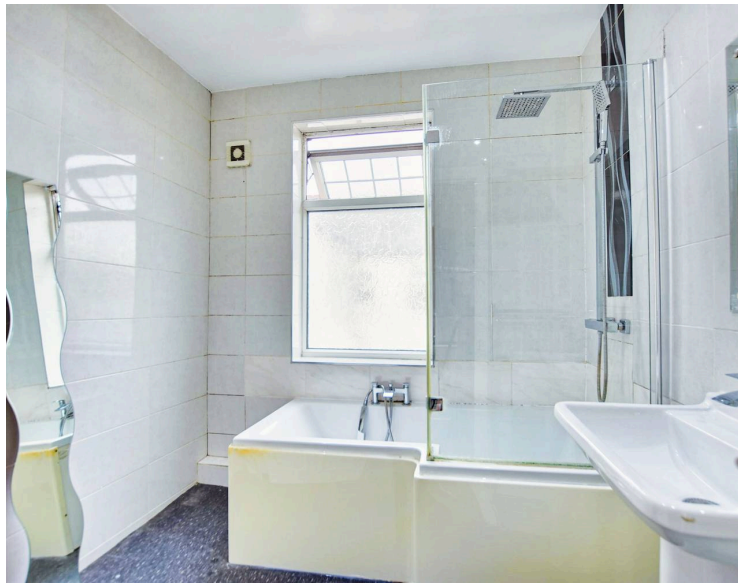
Measurements into bay window and recess. With double glazed bay window to the front elevation, fireplace with fire surround, wooden floor, radiator.

Reception Room Two 13' 11" x 13' 2" (4.25m x 4.02m)

With double glazed doors to rear garden, fireplace with fire surround, wooden floor, radiator.

Kitchen Dining Room 21' 3" x 12' 7" (6.48m x 3.84m)

With two double glazed windows to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and five ring gas hob, chimney hood, built-in dishwasher, split level tiled floor, inset ceiling spotlights, radiator.



Utility Room 9' 5" x 5' 7" (2.86m x 1.71m)

With double glazed window to the side elevation, double glazed door to the rear elevation, walk-in pantry with shelving, plumbing for washing machine, wall mounted boiler, tiled floor, radiator.

Ground Floor WC 3' 10" x 2' 11" (1.17m x 0.89m)

With low-level WC, wash hand basin, tiled floor.

First Floor Galleried Landing

With original storage cupboards, loft access having skylight window and partial boarding.

Bedroom One 16' 2" x 12' 0" (4.93m x 3.67m)

With double glazed bay window to the front elevation, fitted wardrobes with box cupboards over, fireplace, picture rail, radiator.

Bedroom Two 13' 2" x 10' 9" (4.02m x 3.28m)

With double glazed window to the front elevation, fireplace, laminate floor, radiator.

Bedroom Three 13' 2" x 8' 4" (4.02m x 2.54m)

With double glazed window to the rear elevation, fireplace, laminate floor, radiator.

Bedroom Four 10' 4" x 10' 0" (3.15m x 3.05m)

With double glazed window to the rear elevation, wood effect floor, radiator.

Bathroom 7' 5" x 6' 9" (2.25m x 2.07m)

With double glazed window to the side elevation, bath with overhead rainforest shower and handheld shower, pedestal wash hand basin, heated chrome towel rail.

Separate WC 4' 10" x 3' 0" (1.48m x 0.91m)

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

Front Garden

A block paved frontage with hedging.

Rear Garden

A generously sized rear garden with paved seating area, outside stores, lawn area, flowerbeds and shrubs, fencing to perimeter, outside tap, gate to side access.

Driveway 2 Vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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