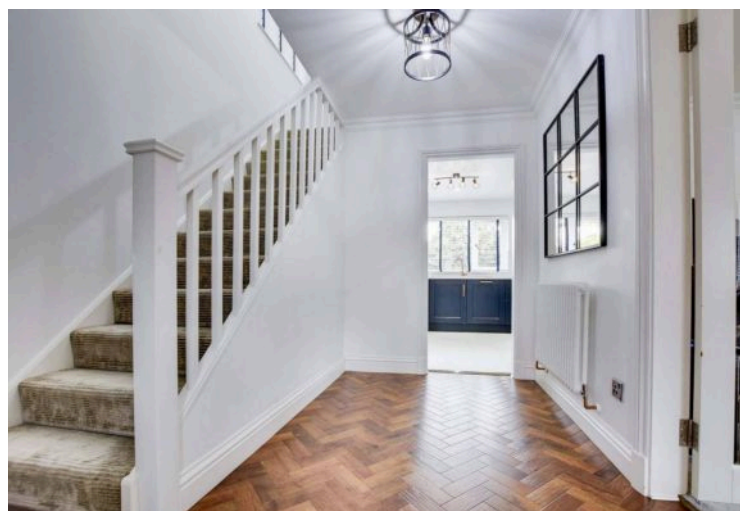




Lindrick Drive, Evington

£525,000

A four-bedroom detached family home in Evington offering spacious living, modern kitchen, wrap-around garden, driveway and double garage.





Entrance Porch

With double-glazed windows to the front elevation, tiled flooring.

Entrance Hall

With Karndean flooring in a herringbone style, stairs to the first-floor landing, radiator.

WC

5' 10" x 3' 5" (1.79m x 1.03m)

With a double-glazed window to the side elevation, tiled walls, tiled flooring, a wash hand basin with storage underneath, WC, radiator.

Living Room

17' 5" x 16' 9" (5.30m x 5.10m)

With a double-glazed window to the front elevation, an electric stone fireplace, panelling, radiator.

Dining Room

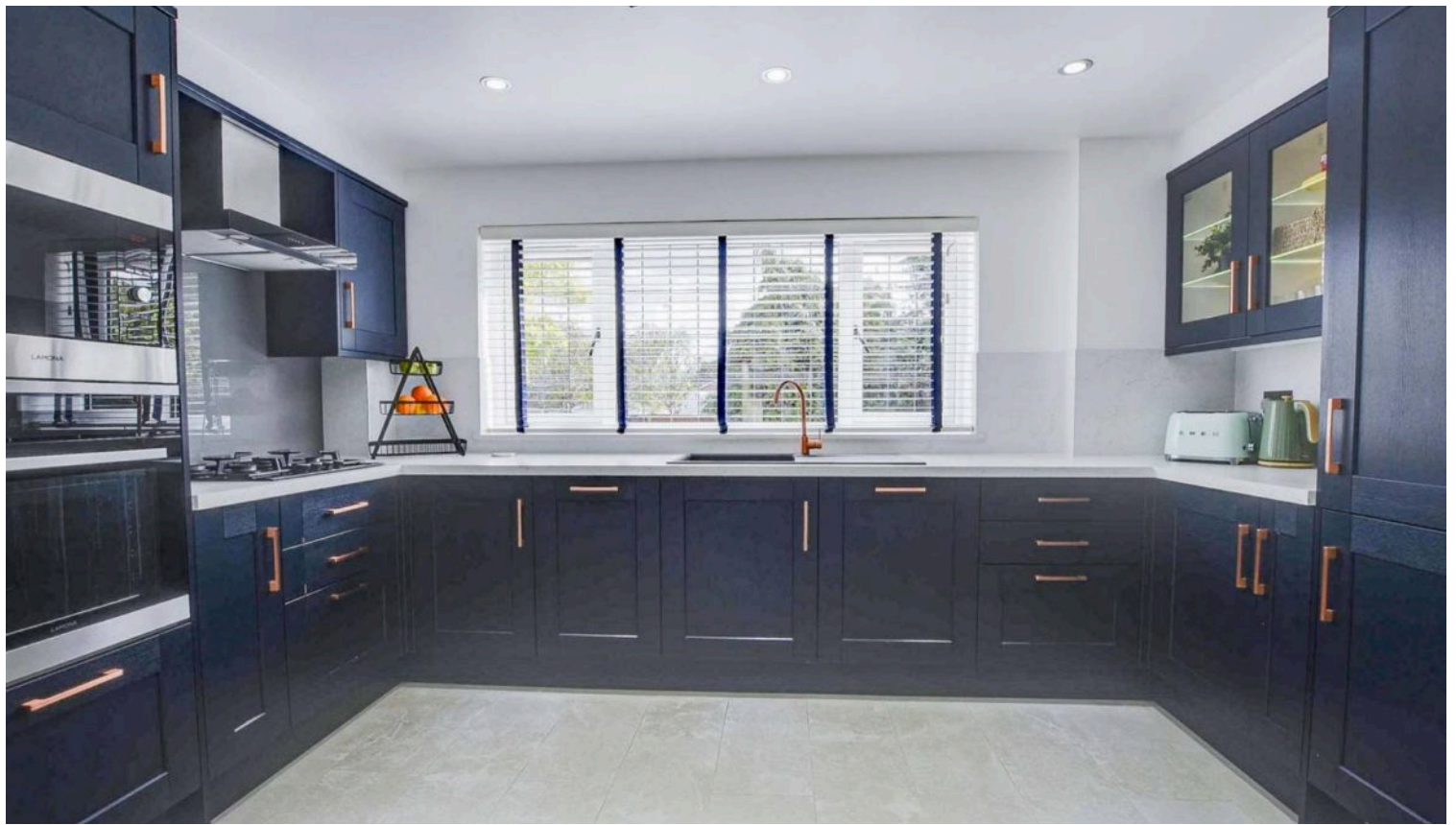
12' 1" x 9' 11" (3.69m x 3.01m)

With double-glazed French doors to the rear elevation, tiled flooring, underfloor heating, radiator.

Kitchen

13' 3" x 9' 11" (4.05m x 3.01m)

With a double-glazed window to the rear elevation, tiled flooring with underfloor heating, a sink and drainer unit with a range of wall and base units with work surfaces over, a double oven, fridge, freezer, dishwasher, pantry, tiled splashbacks, radiator.



Utility Space

7' 9" x 4' 8" (2.36m x 1.42m)

With a double-glazed window to the rear elevation, a double-glazed door to the side elevation, tiled flooring, a range of wall and base units with work surfaces over, plumbing for a washing machine, access to the garage.

First Floor Landing

With a double-glazed window to the side elevation, carpet flooring, loft access.

Bedroom One

11' 11" x 10' 4" (3.64m x 3.15m)

With a double-glazed window to the front elevation, carpet flooring, radiator.

Bedroom Two

10' 4" x 9' 0" (3.14m x 2.75m)

With a double-glazed window to the front elevation, fitted wardrobes, a built-in desk/vanity unit, radiator.

Bedroom Three

9' 10" x 8' 10" (2.99m x 2.70m)

With a double-glazed window to the rear elevation, carpet flooring, radiator.

Bedroom Four

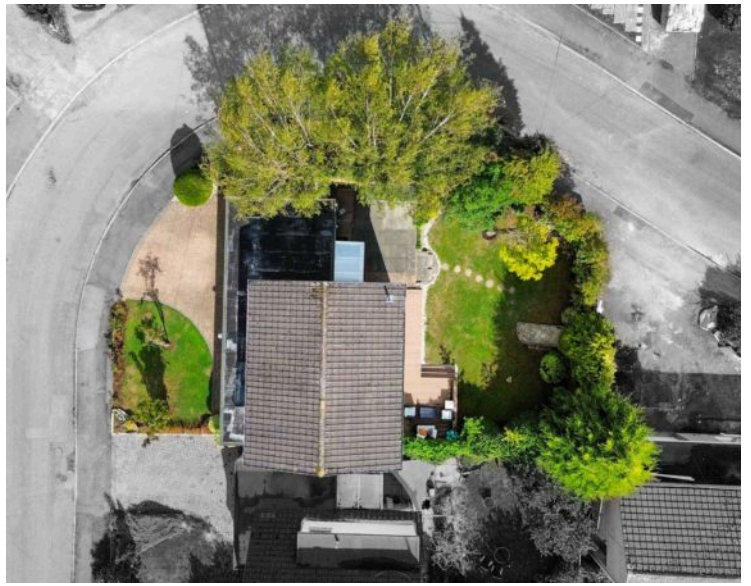
9' 4" x 6' 7" (2.85m x 2.01m)

With a double-glazed window to the rear elevation, fitted wardrobes/cupboards, carpet flooring, radiator.









Shower Room

6' 9" x 5' 5" (2.07m x 1.65m)

With a double-glazed window to the side elevation, tiled walls, tiled flooring, a walk-in double shower cubicle with overhead shower and handheld shower, a wash hand basin, a WC, a wall-mounted light-up mirror, a heated towel rail.

Rear Garden

A wrap-around rear garden with gated side access, composite decking area, lawn, and patio seating area.

Front Garden

With lawn.

Driveway

Double Garage

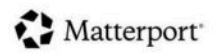
5.36m x 4.57m With an electric door to the front elevation, a window to the side elevation, a door to the rear elevation.

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.



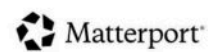
FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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

We'll keep you moving...



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