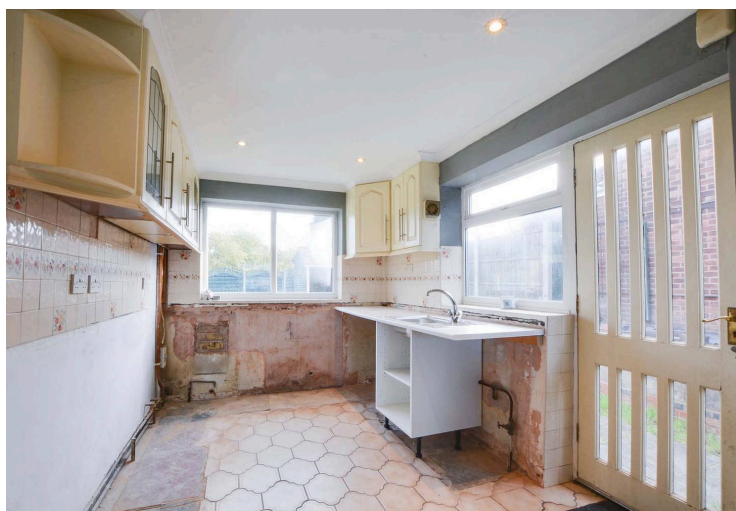
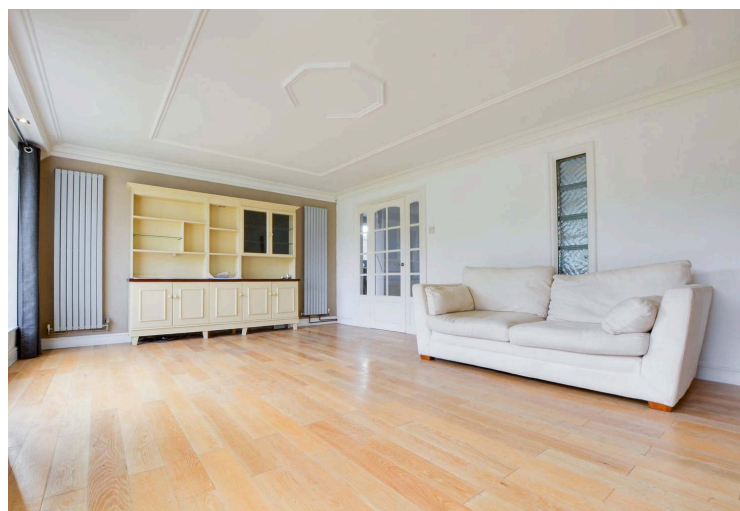




Wakerley Road, Evington

In Excess of £440,000

An extended FOUR BEDROOM DETACHED family home offering versatile accommodation arranged over two floors. Externally, the property benefits from well-maintained gardens and off-road parking.

Council Tax band: D

Tenure: Freehold

Energy Efficiency Rating: TBC



0116 274 5544





Entrance Lobby

With double glazed window to the front elevation.

Ground Floor WC

With double glazed window to the front elevation, low-level WC, wash hand basin, part tiled walls, plumbing for washing machine.

Entrance Hall

With oak floor, dado rail, stairs to first floor, radiator.

Lounge 19' 0" x 14' 0" (5.79m x 4.26m)

With double glazed windows to the rear elevation, oak floor, living flame gas fire with surround and hearth, ceiling coving, ceiling cornice, TV point, two column radiators.

Dining Room 15' 9" x 8' 0" (4.81m x 2.44m)

With double glazed window to the front elevation, oak floor, fire surround and hearth, dado rail, ceiling coving, radiator.



Dining Kitchen 25' 3" x 7' 8" (7.69m x 2.34m)

With double glazed windows to the front, rear and side elevations, majority tiled floor, stainless steel sink and drainer, wall units, part tiled walls, ceiling coving, spotlights, radiator.

First Floor Landing

With loft access, radiator.

Bedroom One 17' 8" x 8' 0" (5.38m x 2.45m)

Maximum measurement. With double glazed window to the rear elevation, radiator, spotlights, door leading to en-suite.

En-Suite 8' 6" x 7' 4" (2.59m x 2.23m)

With double glazed window to the rear elevation, ceramic tiled floor, shower cubicle, low-level WC, wash hand basin, part tiled walls, ladder towel rail/radiator.

Bedroom Two 11' 9" x 9' 7" (3.57m x 2.93m)

With double glazed window to the rear elevation, built-in wardrobes with box cupboards over and bedside tables, radiator.

Bedroom Three 12' 4" x 8' 2" (3.76m x 2.49m)

With double glazed window to the rear elevation, built-in wardrobes with box cupboards over, radiator.

Bedroom Four 8' 10" x 6' 0" (2.70m x 1.82m)

With two double glazed windows to the front elevation, built-in wardrobes, spotlights, radiator.

Shower Room 7' 7" x 5' 7" (2.31m x 1.71m)

With double glazed window to the front elevation, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, radiator with towel rail.

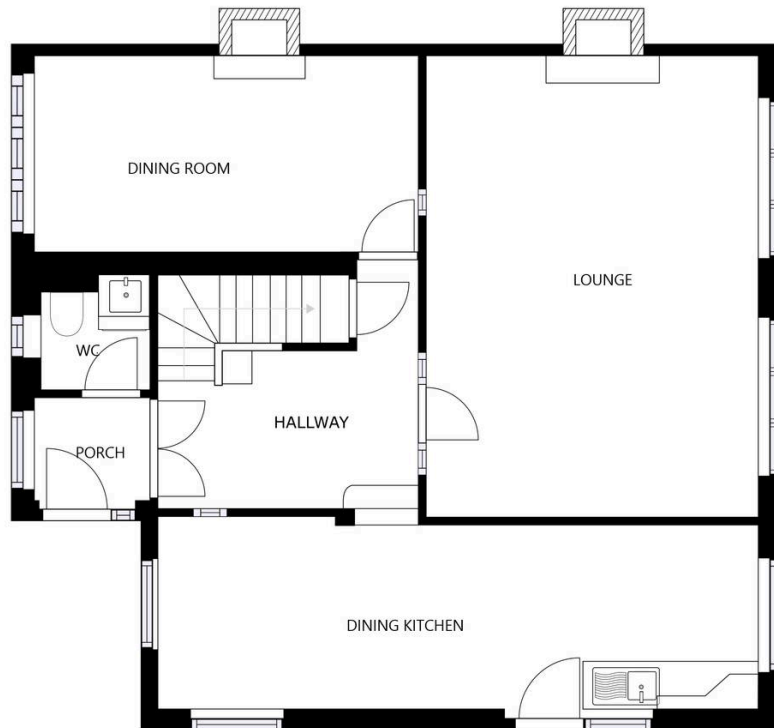
Front Garden

With lawn area, driveway, double gates to the rear garden.

Rear Garden

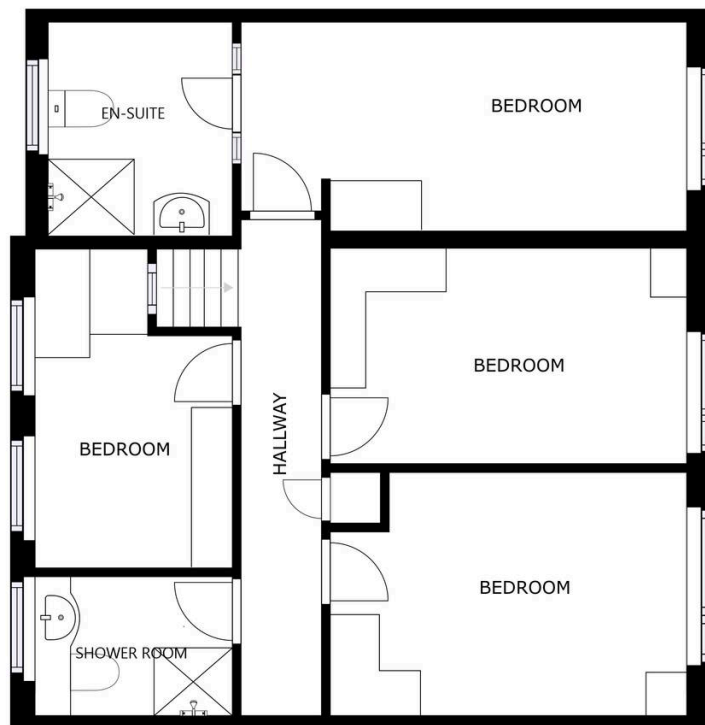
With paved patio seating area, lawn, fenced perimeter.

Driveway



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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