

# **FOR SALE**

## **Lindrick Drive Evington, Leicester LE5 5UH**



**ASKING PRICE: £290,000**

- A Superb, Extended, Detached Property
- Located In The Sought After Area of Evington
- Ideal For Families
- Entrance Porch, Two Reception Rooms, Kitchen, Shower Room With WC
- 3 Bedrooms & Bathroom
- Front & Rear Gardens & Garage





## Location

This property is located on Lindrick Drive, which is off Kingsway Road, and situated within the sought after area of Evington. Nearby amenities include Co-op supermarket, an array of eateries and shops on the popular Evington Road and much more.

## Description

A superb, extended detached property which is ideal for families briefly comprising; 2 spacious reception rooms, kitchen, shower room with WC, 3 bedrooms and bathroom. Externally, a front garden with a driveway to the garage and car standing for one vehicle and an enclosed rear garden. The property benefits from gas central heating and double glazing.

## Accommodation

All measurements are approximate:

### Entrance Porch

Double glazed door and window to front, radiator, pendant light fitting, access to shower room.

### Shower Room

Double glazed window to side, low level WC, pedestal wash hand basin with mixer tap, shower cubicle, heated towel rail, light fitting.

### Reception Room One

Radiator, power points, pendant light fitting.

### Lobby

Access to reception room two and kitchen.

### Kitchen

Double glazed window to rear, wall mounted units, base units and drawers, stainless steel sink with mixer tap, extractor fan, tile splashback surrounds, door to side leading to side passageway.

## Reception Room Two

Double glazed French doors to side, double glazed window to rear, radiator, power points, pendant light fitting.

## First Floor Landing

Access to loft.

## Bedroom One

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

## Bedroom Two

Double glazed window to rear, radiator, power points, pendant light fitting.

## Bedroom Three

Double glazed window to rear, radiator, power points, pendant light fitting.

## Bathroom

Two double glazed windows to rear, panelled bath, pedestal wash hand basin with mixer tap, low level WC, pendant light fitting.

## Garage

With up and over door.

## Outside

Front garden with driveway to garage, car standing space and a rear enclosed garden.

## Tenure

Freehold.

## EPC

Band D.

## Council Tax

The property falls within Band D.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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