



Woodnewton Drive, Evington, Leicester, LE5 6NL

Offers in Excess of £450,000

A traditional attractive DETACHED property is available with NO UPWARDS CHAIN. It has been extended to provide a stylish and well-proportioned family home including five bedrooms, two reception rooms, a STYLISH KITCHEN DINING ROOM and a modern bathroom.



0116 271 3333





Entrance Porch

With an internal door to the entrance hall.

Entrance Hall

With stairs to the first-floor landing, wood effect flooring, an understairs storage cupboard and a radiator.

Downstairs WC

4' 8" x 2' 7" (1.42m x 0.79m)

With a low-level WC, wash hand basin and tiled flooring.

Reception Room One

13' 9" x 13' 4" (4.19m x 4.06m)

With a double-glazed bay window to the front elevation with built-in blinds, cornicing to the ceiling, ceiling rose, wood effect flooring TV point and a radiator.

Reception Room Two

13' 6" x 10' 9" (4.11m x 3.28m)

With patio doors to the rear elevation, wood effect flooring a radiator.



Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

With a double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, oven and gas hob with chimney hood over, dishwasher, fridge freezer, inset ceiling spotlights, wall mounted boiler, tiled flooring, internal door to the garage and is open aspect to:



Dining Room

12' 2" x 11' 6" (3.71m x 3.51m)

With a double-glazed door to the rear elevation, a double-glazed window to the side elevation, and tiled flooring.

Utility Room

4' 6" x 4' 4" (1.37m x 1.32m)

With a double-glazed window to the rear elevation, wall units, work surface, plumbing for a washing machine, and tiled flooring.

First Floor Landing

With loft access and a storage cupboard.

Bedroom One

14' 2" x 11' 10" (4.32m x 3.61m)

With a double-glazed bay window to the front elevation with built-in blinds, a TV point and a radiator.

Bedroom Two

11' 0" x 10' 10" (3.35m x 3.30m)

With a double-glazed window to the front elevation with built-in blinds, wood effect flooring and a radiator.

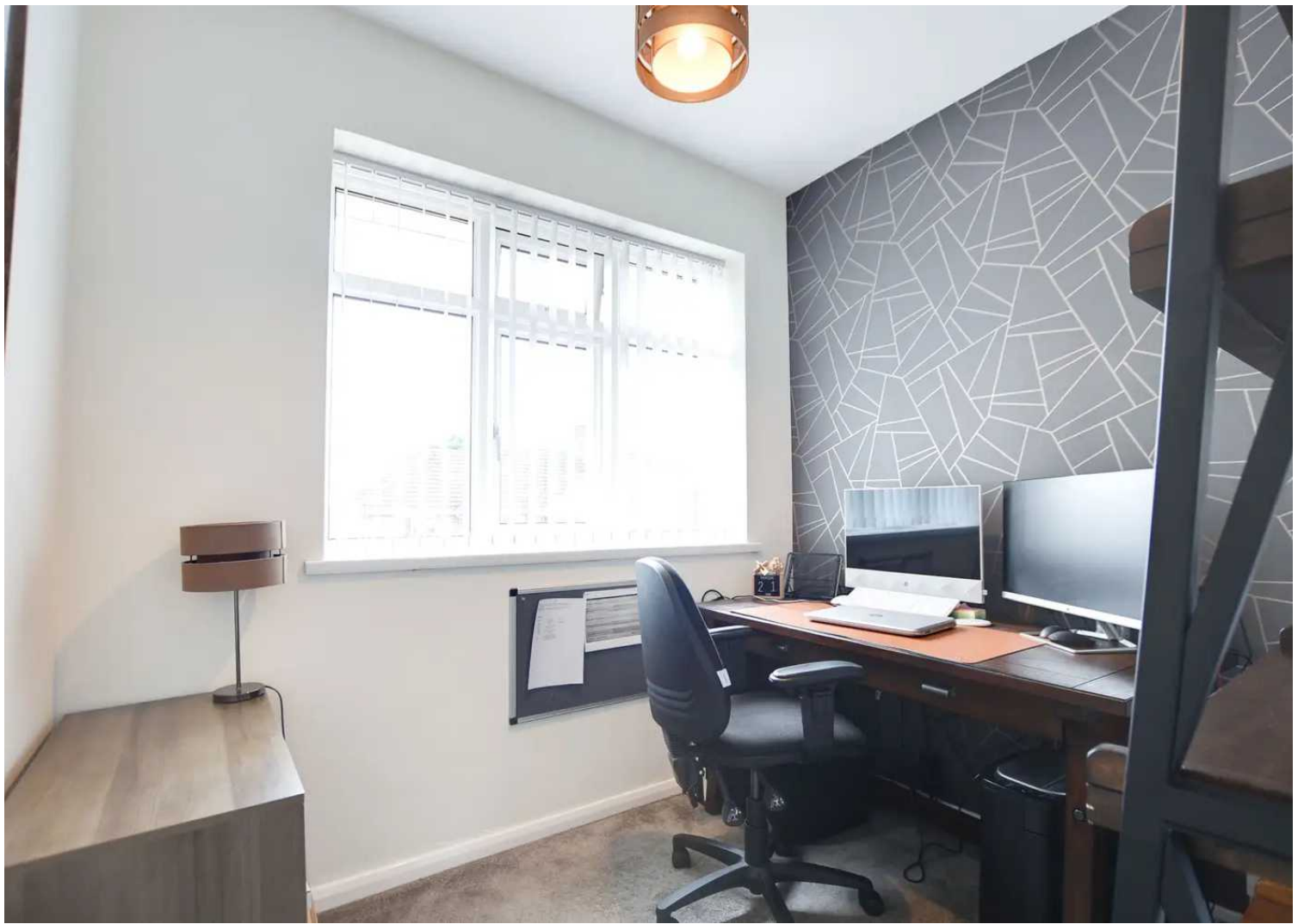
Bedroom Three

10' 10" x 10' 8" (3.30m x 3.25m)

With double-glazed window to the rear elevation with built-in blinds, loft access and a radiator.









Bedroom Four

11' 7" x 10' 9" (3.53m x 3.28m)

With a double glazed window to the rear elevation with built-in blinds and radiator.

Bedroom Five

8' 1" x 7' 0" (2.46m x 2.13m)

With a double glazed window to the front elevation with built-in blinds and a radiator.

Bathroom

8' 10" x 7' 3" (2.69m x 2.21m)

With two double glazed windows to the rear elevation, a bath with mixer tap shower attachment, a double shower cubicle with rainforest shower head, a wash hand basin, a low level WC, shaver point, tiled walls, tiled flooring and a heated chrome towel rail.

Rear Garden

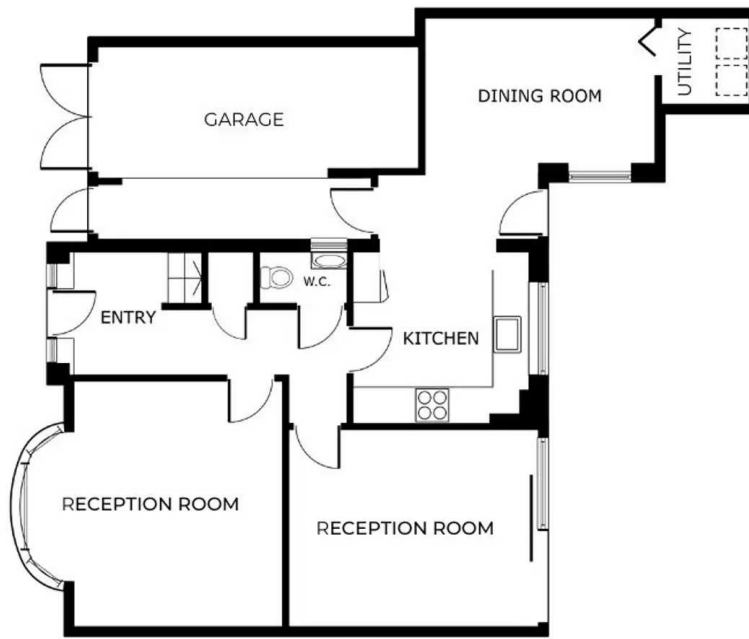
With a paved patio leading to a split-level rear garden with a lawn area, hedging, mature trees, flower beds to the borders, further paved area to the rear, fencing to the perimeter and outside lighting.

Parking

Block paved driveway providing off-road parking.

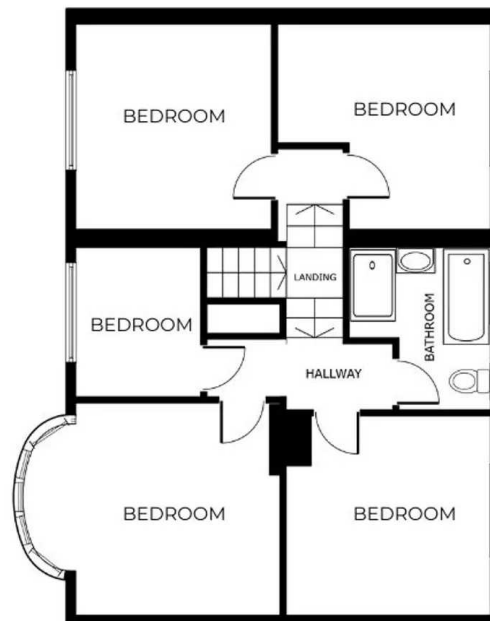
Garage

18'10" x 11'0" With fold-open doors to front elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 82.3 m² FLOOR 2 71.5 m²
 TOTAL : 153.8 m²
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The property is situated within easy reach of highly regarded schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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