



## Falmouth Road, Evington, Leicester, LE5 4WH

Offers in Excess of £175,000

A DECEPTIVELY SPACIOUS three bedrooms maisonette providing plenty of STORAGE SPACE.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 271 3333





### Entrance Hall

With stairs to first floor, storage cupboard, radiator, stairs leading down to lounge, wood effect floor.

### Ground Floor WC

With low-level WC, wash hand basin, gas boiler, wood effect floor.

### Kitchen Diner

16' 5" x 8' 7" (5.00m x 2.62m)

With window to the front and rear elevations, wall and base units with work surfaces over, sink and drainer, integrated oven and hob with extractor hood over, space for washing machine, space for tumble dryer, space for fridge freezer, tiled floor, radiator.

### Lounge

15' 0" x 12' 6" (4.57m x 3.81m)

With window and French doors to the rear elevation, storage cupboards, radiator.



### **First Floor Landing**

With stairs to the second floor.

### **Bedroom Two**

12' 7" x 8' 9" (3.84m x 2.67m)

With window to the rear elevation, built-in wardrobe and cupboard, radiator.

### **Bedroom Three**

9' 6" x 6' 0" (2.90m x 1.83m)

With window to the rear elevation, radiator.

### **Second Floor Landing**

With storage cupboards.

### **Bedroom One**

13' 0" x 8' 9" (3.96m x 2.67m)

With window to the front elevation, built-in wardrobe, radiator.

### **Family Bathroom**

With window to the front elevation, low-level WC, wash hand basin, bath with shower over, tiled floor, tiled walls, towel rail/radiator.

### **Rear Garden**

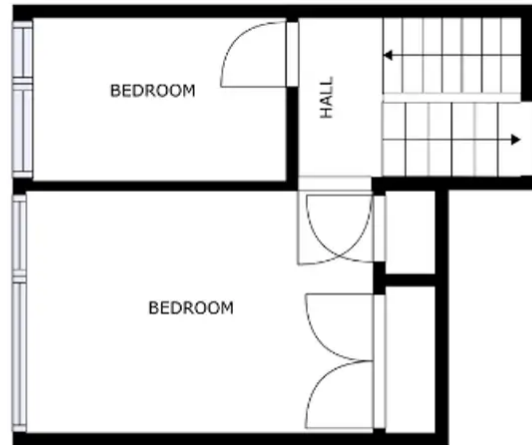
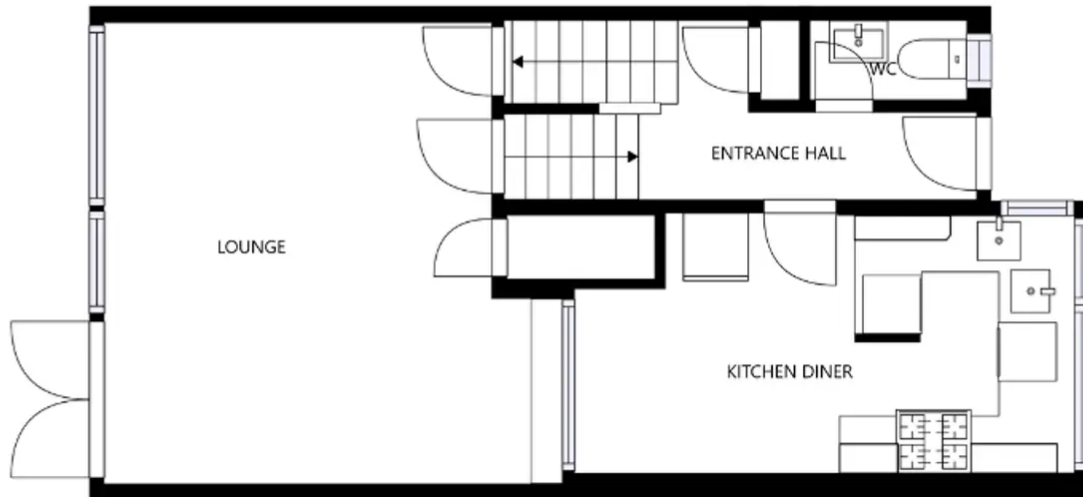
A courtyard rear garden with paved pathway, Astroturf lawn area.

Lease Information

Lease Expiry - 01/06/2108

Service Charge - 156.63 per month

Ground Rent - £24 Per year



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