



## Newhaven Road, Evington

£400,000

A traditional DETACHED bungalow located on the outskirts of Evington with FIELD VIEWS to the rear. The property is available with NO UPWARD CHAIN and enjoys THREE BEDROOMS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Knightsbridge  
Estate Agents

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### **Entrance Porch**

With internal door leading to:

### **Entrance Hall**

With cupboard housing boiler, radiator.

### **Sitting Room** 18' 4" x 12' 5" (5.59m x 3.78m)

With double glazed window to the rear elevation, living flame effect gas fire with marble hearth and fire surround, radiator, doors leading to:

### **Reception Room Two** 13' 4" x 10' 6" (4.06m x 3.20m)

With double glazed French doors to rear garden, double glazed window to the rear elevation, laminate floor, radiator.



**Kitchen** 11' 0" x 10' 0" (3.35m x 3.05m)

With 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, built-in oven and gas hob with filter hood over, hatch to sitting room, part tiled walls, radiator.

**Utility Room** 13' 1" x 9' 6" (3.99m x 2.90m)

With double glazed door to the rear elevation, double glazed door to side lobby, stainless steel sink and drainer unit with a range of wall and base units with work surface over, plumbing for washing machine, part tiled walls, radiator.

**WC**

With low-level WC, wash hand basin.

**Bedroom One** 12' 0" x 10' 0" (3.66m x 3.05m)

With double glazed window to the front elevation, radiator.

**Bedroom Two** 12' 0" x 8' 0" (3.66m x 2.44m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

**Bedroom Three** 11' 0" x 7' 10" (3.35m x 2.39m)

With double glazed window to the front elevation, radiator.

**Bathroom** 8' 0" x 5' 5" (2.44m x 1.65m)

With two double glazed windows to the side elevation, bath, separate shower cubicle, pedestal wash hand basin, low-level WC, inset ceiling spotlights, tiled walls, radiator.

**Front Garden**

Walled frontage with hedge providing privacy, gravelled area with inset flowerbeds and shrubs.

**Rear Garden**

With paved patio area, lawn, flowerbeds and shrubs, trees, hedging to rear with stunning field views.

**Parking**

Paved driveway leading to car port.



GROSS INTERNAL AREA  
 FLOOR 1: 118.35 m<sup>2</sup>  
 TOTAL: 118.35 m<sup>2</sup>  
BY THE DATA PROVIDER FOR INFORMATION ONLY. NOT FOR CONSTRUCTION.



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