



## Marydene Drive, Evington

Offers Over £450,000

A detached THREE-BEDROOM home in the popular suburb of EVINGTON with a living room, KITCHEN DINER, downstairs WC, UTILITY ROOM and FAMILY BATHROOM. Outside is a delightful garden with gated access to the park at the rear.



0116 271 3333

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Entrance Hall**

With a double-glazed window to the front elevation, laminate flooring and a radiator.

**Downstairs WC**

6' 10" x 4' 5" (2.08m x 1.35m)

With a double-glazed window to the front elevation, WC, wash hand basin, tiled flooring and a radiator.

**Kitchen Diner**

Kitchen area measures 20'1" x 8'1", Dining Area measures 12' x 7'4" With a double-glazed window to the front elevation, double-glazed window to the side elevation, double-glazed window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, tiled flooring and two radiators.

**Living Room**

21' 10" x 16' 1" (6.65m x 4.90m)

With double-glazed French doors to the rear elevation, laminate flooring, gas fire (not connected) and two double radiators.



### **Utility Room**

15' 11" x 7' 5" (4.85m x 2.26m)

With a double-glazed window to the front elevation and to the rear elevation, door to the rear elevation, a range of wall and base units with work surfaces over, concrete flooring and a radiator.

### **First Floor Landing**

With a double-glazed window to the front elevation, airing cupboard and carpet flooring.

### **Bedroom One**

12' 10" x 12' 7" (3.91m x 3.84m)

With a double-glazed window to the rear elevation, carpet flooring and a radiator.

### **Bedroom Two**

12' 10" x 9' 11" (3.91m x 3.02m)

With a double-glazed window to the rear elevation, storage cupboard, laminate flooring and a radiator.

### **Bedroom Three**

7' 6" x 6' 9" (2.29m x 2.06m)

With a double-glazed window to the front elevation, carpet flooring and a radiator.

### **Bathroom**

9' 9" x 5' 5" (2.97m x 1.65m)

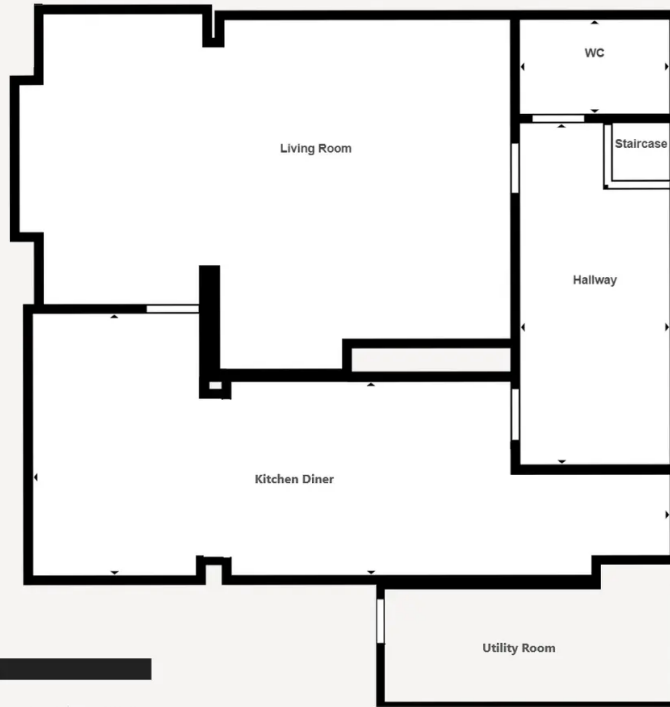
With a double-glazed window to the side elevation, bath, walk-in shower cubicle with shower over, wash hand basin, WC, vinyl flooring, partly tiled walls and a heated towel rail.

### **Rear Garden**

With a patio seating area, shed lawn area, fenced perimeters and gated access to the park at the rear.

### **Driveway**

2 vehicles



**Matterport Property Report:**  
**Marydene Drive**  
 Indoor Scanned Area - Full Property 114.1 m<sup>2</sup> | Floor 1 67.6 m<sup>2</sup>  
Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



**Matterport Property Report:**  
**Marydene Drive**  
 Indoor Scanned Area - Full Property 114.1 m<sup>2</sup> | Floor 2 46.5 m<sup>2</sup>  
Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
**Matterport**



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