



## Woodborough Road, Evington

£375,000

If you are looking for a SPACIOUS FOUR BEDROOM detached property, this could be the right property for you. Parking is available via off road parking, a carport and garage situated in the rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





**Entrance Hall**

With double glazed window to the side elevation, laminate floor, radiator.

**Ground Floor WC**

4' 11" x 3' 4" (1.50m x 1.02m)

With double glazed window to the front elevation, laminate floor, low-level WC, wash hand basin, radiator.

**Lounge**

18' 10" x 12' 4" (5.74m x 3.76m)

With double glazed window to the front elevation, laminate floor, gas fire, radiator.

**Kitchen Diner**

15' 7" x 9' 9" (4.75m x 2.97m)

With two double glazed windows to the rear elevation, double glazed door to the rear, tiled floor, part tiled walls, wall and base units with work surfaces over, sink and drainer, inset oven and hob with filter hood over, under stairs pantry, plumbing for washing machine, plumbing for dishwasher, radiator.



### **First Floor Landing**

With airing cupboard.

### **Bedroom One**

13' 8" x 6' 11" (4.17m x 2.11m)

With double glazed window to the front elevation, laminate floor, radiator.

### **En-Suite**

6' 10" x 6' 0" (2.08m x 1.83m)

With double glazed window to the rear elevation, lino floor, tiled walls, low-level WC, wash hand basin, shower cubicle, radiator.

### **Bedroom Two**

16' 11" x 8' 10" (5.16m x 2.69m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

### **Bedroom Three**

11' 6" x 8' 8" (3.51m x 2.64m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted wardrobes, radiator.

### **Bedroom Four**

14' 0" x 6' 7" (4.27m x 2.01m)

With double glazed window to the front elevation, tiled floor, fitted wardrobes, radiator.

### **Bathroom**

With double glazed window to the rear elevation, wash hand basin, low-level WC, bath with shower over, tiled walls, lino floor, chrome ladder style radiator.

### **Rear Garden**

With paved patio seating area, pebbled area, flowerbeds and shrubs, lawn.

### **Driveway**

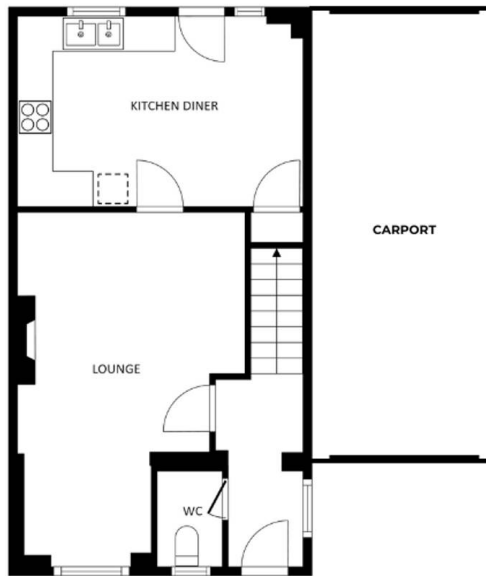
Block paved driveway providing off road parking.

### **Car Port**

With doors to the front and rear elevations.

### **Garage**

Measuring 17'9" x 9'5". With up and over door to the front elevation, two windows to the side elevation, door to the side.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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**We'll keep you moving...**



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