



## Deepdale, Evington

Guide Price £300,000

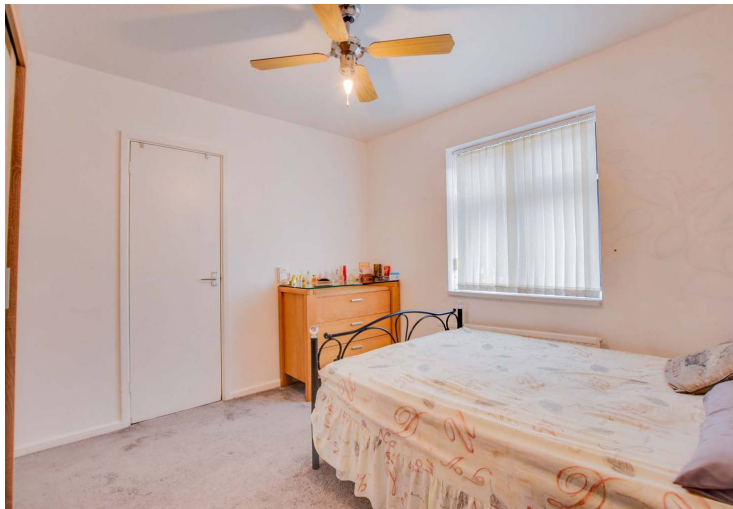
A THREE/FOUR BEDROOM semi-detached property providing an ideal family home. The property has versatile accommodation including a ground floor reception room currently used as a FOURTH BEDROOM. Parking is available via a block paved DRIVEWAY to the front.



Council Tax band: A

EPC Energy Efficiency Rating: D





### **Entrance Lobby**

With stairs to first floor.

### **Sitting Room**

17' 0" x 12' 7" (5.18m x 3.84m)

With double glazed windows to the front and rear elevations, laminate floor, TV point, two radiators.

### **Reception Room/Ground Floor Bedroom Four**

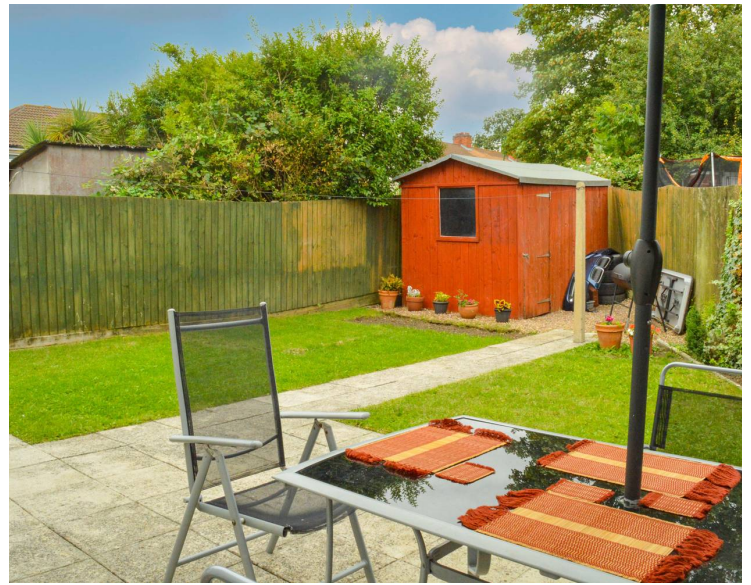
11' 0" x 10' 9" (3.35m x 3.28m)

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

### **Kitchen**

11' 0" x 7' 3" (3.35m x 2.21m)

With double glazed window to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, plumbing for washing machine, part tiled walls.



### **Lobby**

With double glazed door to the rear elevation, under stairs storage cupboard.

### **Ground Floor WC**

5' 7" x 3' 0" (1.70m x 0.91m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, wall mounted boiler, radiator.

### **First Floor Landing**

With double glazed window to the rear elevation, loft access.

### **Bedroom One**

10' 9" x 10' 9" (3.28m x 3.28m)

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

### **Bedroom Two**

12' 6" x 10' 9" (3.81m x 3.28m)

With double glazed window to the front elevation, radiator.

### **Bedroom Three**

10' 9" x 7' 6" (3.28m x 2.29m)

Measurement narrowing to 9'6". With double glazed window to the rear elevation, radiator.

### **Bathroom**

9' 5" x 6' 1" (2.87m x 1.85m)

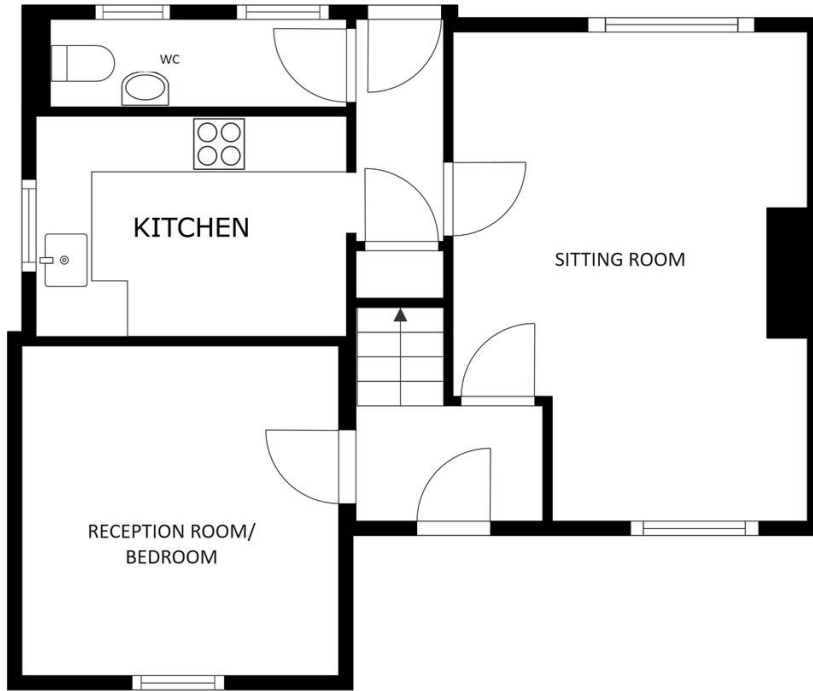
With double glazed window to the rear elevation, bath with overhead rain forest shower and handheld shower over, pedestal wash hand basin, low-level WC, part tiled walls, radiator.

### **Rear Garden**

With paved patio seating area, lawn, flowerbeds and shrubs, shed, outside tap, fencing to side and rear, gate to side access.

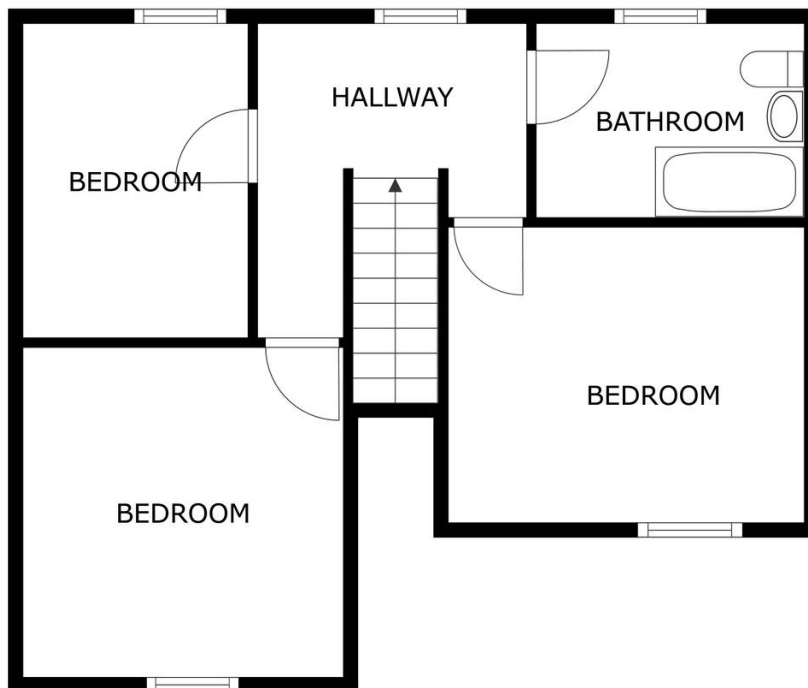
### **Driveway**

Block paved driveway providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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