



The Hollow, Evington

£490,000

A unique detached family home in Evington Village with four bedrooms, en-suite master, spacious living areas, a double garage, garden backing onto Evington Arboretum. Offered with no upward chain.





Entrance Porch

With a hardwood front door, door to the garage and door to the reception area and dining room.

Reception Area & Dining Room

17' 11" x 17' 3" (5.47m x 5.25m)

With a double-glazed window to the front elevation, coving to the ceiling, stairs to the first floor landing and a radiator.

Living Room

17' 11" x 14' 6" (5.47m x 4.41m)

With a double-glazed window to the rear elevation, double-glazed French doors to the rear elevation, electric fire with surround, coving to the ceiling, TV point and a radiator.

Dining Kitchen

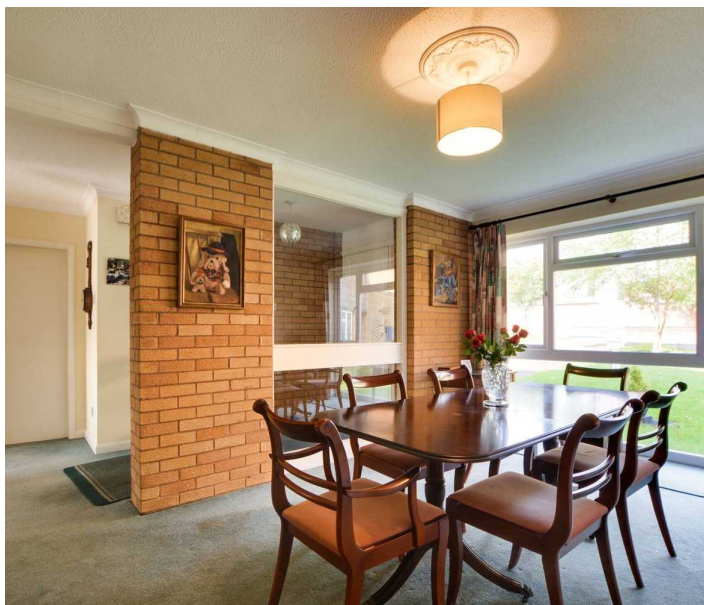
14' 2" x 12' 6" (4.31m x 3.82m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a four-ring electric hob, double oven, an extractor fan, a radiator and a door leading to the utility room.

Utility Room

8' 1" x 6' 7" (2.46m x 2.01m)

With a double-glazed window to the side elevation, a double-glazed door to the rear garden, worksurfaces, sink and mixer tap, tiled splashbacks, three wall mounted units, plumbing for a washing machine, space for a free-standing fridge/freezer and a wall mounted boiler.





WC

With a double-glazed window to the side elevation, WC, wash hand basin, under basin storage, tiled splash backs and a radiator.

First Floor Landing

Bedroom One

13' 3" x 13' 1" (4.03m x 4.00m)

With a double-glazed window to the rear elevation, built-in wardrobe, coving to the ceiling and a radiator.

En-Suite

7' 2" x 5' 7" (2.19m x 1.71m)

With a double-glazed window to the front elevation, a double shower cubicle with a shower over, WC, wash hand basin, under basin storage, tiled splashbacks and a heated chrome towel rail.

Bedroom Two

12' 6" x 11' 3" (3.81m x 3.44m)

With a double-glazed window to the rear elevation, a double-glazed door providing access to an external area, built-in wardrobes with overhead storage and a radiator.

Bedroom Three

14' 2" x 11' 2" (4.32m x 3.40m)

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









Front Garden

With a lawned front garden.

Rear Garden

A charming mature and established rear garden with a slabbed patio seating area, lawn, mature and established flower beds and well maintained fenced perimeter borders.

Driveway

For 2 vehicles

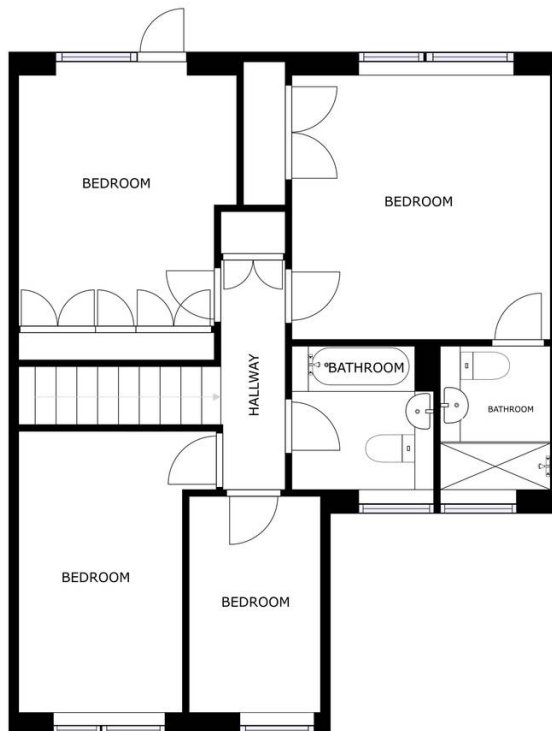
Garage

For 2 vehicles



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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