



Silverwood Close, Evington

£425,000

A charming three-bedroom detached home with STUNNING VIEWS, spacious interiors, wrap-around porch, garage, and gardens, all set in a prime location near playing fields.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





Porch

With a double glazed front door to the side elevation, double-glazed windows side elevation, a door leading to the kitchen, a door leading to the garage and a storage cupboard.

Entrance Hall

With a glazed window to the front elevation, a glazed window to the rear elevation, oak-stripped flooring and a radiator.

Downstairs WC

6' 2" x 3' 2" (1.88m x 0.97m)

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



Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

With a double-glazed window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splashbacks, tiled flooring, under-unit lighting, pantry, plumbing for an appliance, space for a fridge/freezer, cooker point and a radiator.

Lounge Diner

19' 2" x 18' 6" (5.84m x 5.64m)

With double-glazed sliding patio doors to the rear elevation, a double-glazed window to the rear elevation, stripped oak flooring, coal effect gas fire and two radiators.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.18m)

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

Bedroom Two

13' 3" x 10' 6" (4.04m x 3.20m)

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

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m)

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

Bathroom

9' 5" x 5' 6" (2.87m x 1.68m)

With a double-glazed window to the side elevation, tiled walls, carpeting, wash hand basin, WC, corner bath with a shower over and a radiator.

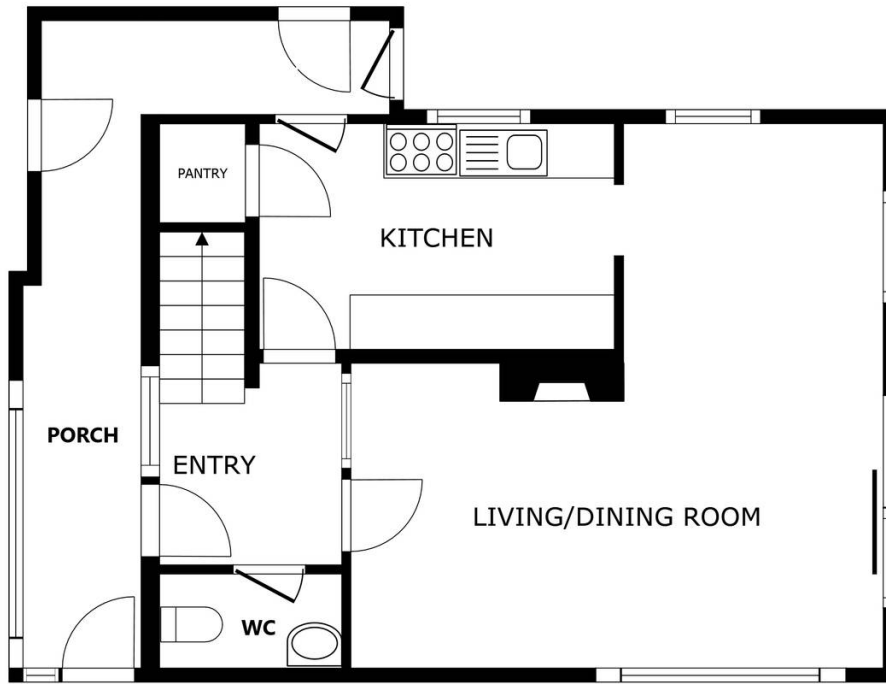
Front Garden

A lawn area, pathway to the side access and to the front door.

Rear Garden

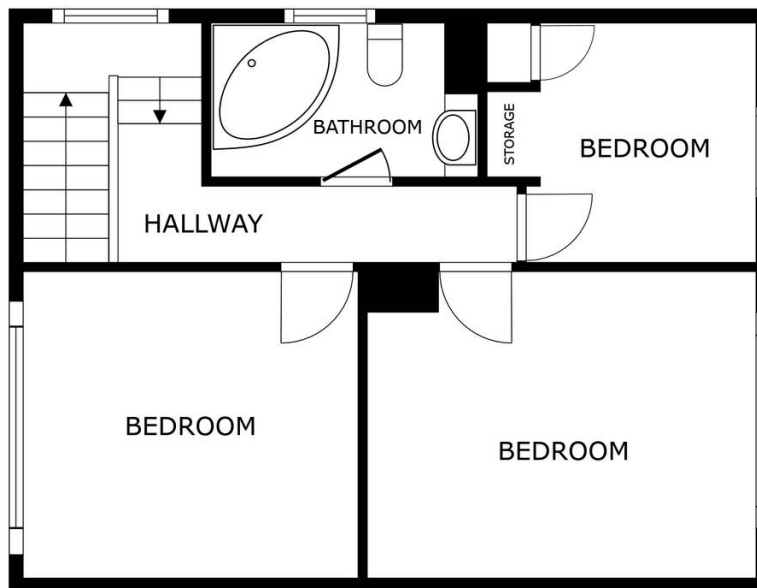
With a patio seating area to the side, a shed, a second patio seating area, a lawned area, a range of mature plants and trees to the borders and fencing.

Driveway for approx two/three vehicles.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 50.9 m² FLOOR 2 49.5 m²
 EXCLUDED AREAS : VERANDA 8.7 m²
 TOTAL : 100.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 50.9 m² FLOOR 2 49.5 m²
 EXCLUDED AREAS : VERANDA 8.7 m²
 TOTAL : 100.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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