



Westmeath Avenue, Evington

£400,000

Here we have a GENEROUSLY SIZED three bedroom detached property enjoying a BEAUTIFULLY LARGE rear garden. Looking for a property to put your stamp on? Then this property is waiting for you.

Council Tax band: D

EPC Energy Efficiency Rating: D





Entrance Porch

Accessed via single glazed door.

Entrance Hall

Accessed via a single glazed stain glazed window, with stairs to first floor, under stairs storage cupboard, radiator.

Dining Room 11' 10" x 11' 0" (3.61m x 3.35m)

Measurement not into bay window. With double glazed bay window to the front elevation, double glazed window to the side elevation, gas fire, radiator, bi-folding doors leading to lounge.

Lounge 13' 11" x 11' 0" (4.24m x 3.35m)

Measurement not into bay window. With double glazed bay window and French doors to the rear elevation, double glazed window to the side elevation, storage cupboard with display cabinet over, gas fire with surround, radiator.



Kitchen 10' 5" x 8' 11" (3.18m x 2.72m)

With double glazed window to the rear elevation, wall and base units with work surface over, laminate floor, one and a half bowl sink and drainer, built-in oven and hob with extractor hood over, stainless steel splash back, built-in microwave, pantry cupboard, radiator.

Side Lobby

With door to garage, door to the rear elevation, door to the side elevation.

WC 5' 0" x 2' 7" (1.52m x 0.79m)

With low-level WC.

Storage Room 5' 1" x 4' 11" (1.55m x 1.50m)

Providing ideal utility area.

First Floor Landing

With single glazed stain glazed windows to the side elevation.

Bedroom One 12' 11" x 11' 11" (3.94m x 3.63m)

With double glazed bay window to the front elevation, double glazed bay window to the side elevation, radiator.

Bedroom Two 12' 10" x 9' 3" (3.91m x 2.82m)

With double glazed bay window to the rear elevation, double glazed window to the side elevation, fitted wardrobes, radiator.

Bedroom Three 9' 11" x 8' 9" (3.02m x 2.67m)

With double glazed box window to the front elevation, storage cupboard, radiator.

Bathroom 8' 9" x 7' 7" (2.67m x 2.31m)

With double glazed windows to the rear and side elevations, freestanding bath, shower cubicle, tiled walls, low-level WC, wash hand basin, towel rail and radiator.

Front Garden

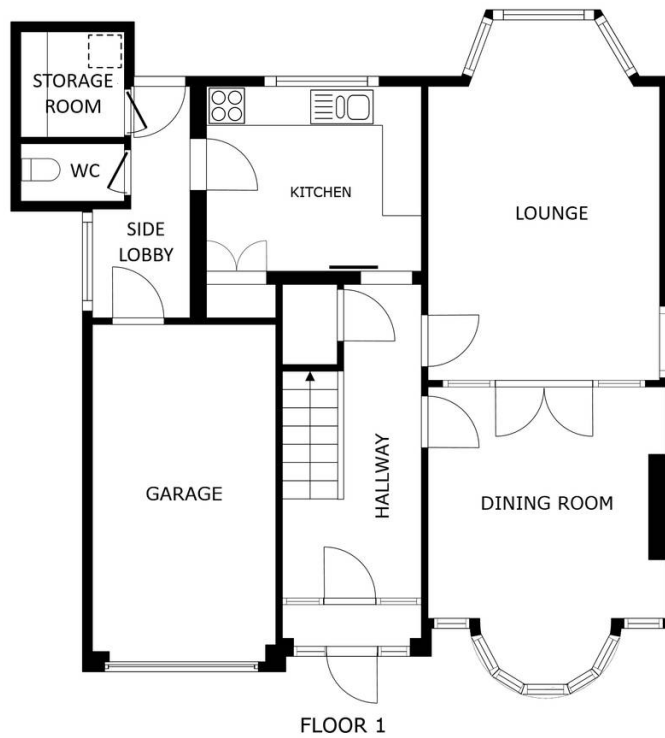
With hedging, metal barrier and gate, gate to rear garden.

Rear Garden

With paved patio seating area, steps, generous size lawn, flowerbeds and shrubs, fenced and hedged perimeter.

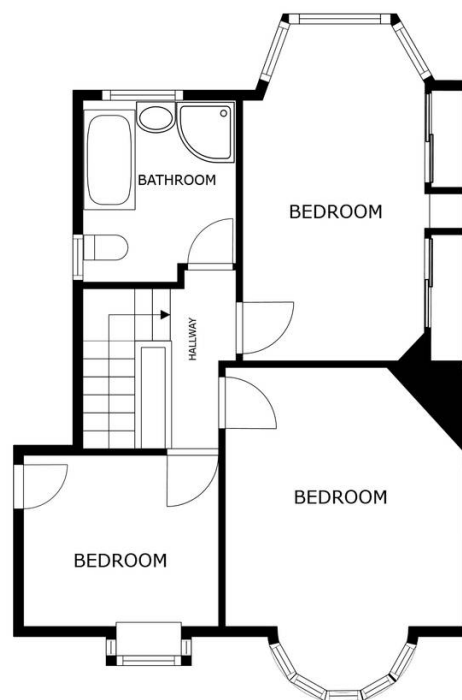
Parking

Ample off road parking for three vehicles and a garage measuring 16' x 6'1". With double doors to the side elevation, fuse board, power and lighting.



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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