



Newhaven Road, Evington

Offers in Excess of £375,000

A traditional DETACHED bungalow located on the outskirts of Evington with FIELD VIEWS to the rear. The property is available with NO UPWARD CHAIN and enjoys THREE BEDROOMS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Porch

With internal door leading to:

Entrance Hall

With cupboard housing boiler, radiator.

Sitting Room 18' 4" x 12' 5" (5.59m x 3.78m)

With double glazed window to the rear elevation, living flame effect gas fire with marble hearth and fire surround, radiator, doors leading to:

Reception Room Two 13' 4" x 10' 6" (4.06m x 3.20m)

With double glazed French doors to rear garden, double glazed window to the rear elevation, laminate floor, radiator.



Kitchen 11' 0" x 10' 0" (3.35m x 3.05m)

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with filter hood over, hatch to sitting room, part tiled walls, radiator.

Utility Room 13' 1" x 9' 6" (3.99m x 2.90m)

With double glazed door to the rear elevation, double glazed door to side lobby, stainless steel sink and drainer unit with a range of wall and base units with work surface over, plumbing for washing machine, part tiled walls, radiator.

WC

With low-level WC, wash hand basin.

Bedroom One 12' 0" x 10' 0" (3.66m x 3.05m)

With double glazed window to the front elevation, radiator.

Bedroom Two 12' 0" x 8' 0" (3.66m x 2.44m)

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

Bedroom Three 11' 0" x 7' 10" (3.35m x 2.39m)

With double glazed window to the front elevation, radiator.

Bathroom 8' 0" x 5' 5" (2.44m x 1.65m)

With two double glazed windows to the side elevation, bath, separate shower cubicle, pedestal wash hand basin, low-level WC, inset ceiling spotlights, tiled walls, radiator.

Front Garden

Walled frontage with hedge providing privacy, gravelled area with inset flowerbeds and shrubs.

Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, trees, hedging to rear with stunning field views.

Parking

Paved driveway leading to car port. Please note that parking within the carport is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



GROSS INTERNAL AREA
FLOOR 1: 118.35 m²
TOTAL: 118.35 m²

MEASURED WITH PERMANENTLY FIXED AND ADJUSTABLE MEASURING TAPE



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