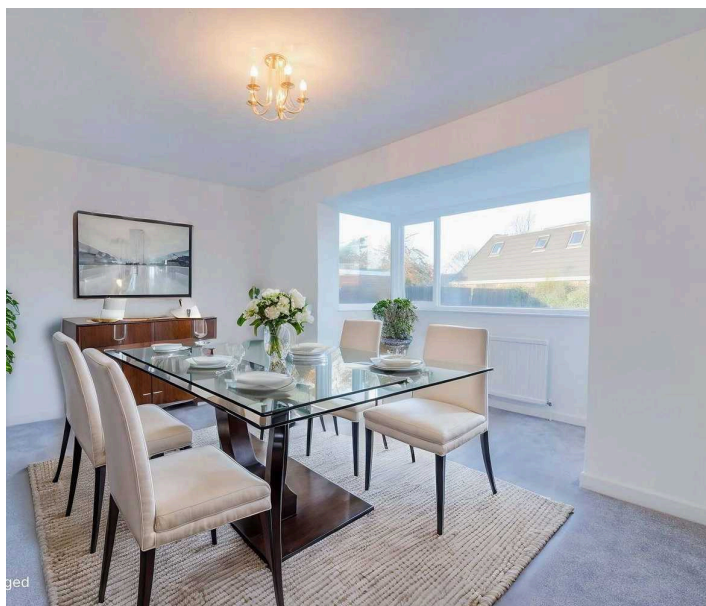


## Fairford Avenue, Evington

£500,000

Modernised, CHAIN FREE and READY TO GO! This four bedroom bright and SLEEK detached house is waiting for you. AMPLE off road parking is available via a driveway and garage.





#### **Entrance Porch**

With double glazed windows and door to the front elevation, laminate floor.

#### **Entrance Hall**

With single glazed window and door to the front elevation, laminate floor, stairs to first floor, storage cupboard, radiator.

#### **Ground Floor WC**

6' 6" x 3' 0" (1.98m x 0.91m)

With single glazed window to the front elevation, low-level WC, wash hand basin with tiled splash back, tiled floor, towel rail.

#### **Lounge**

22' 8" x 12' 1" (6.91m x 3.68m)

With double glazed window to the front elevation, double glazed patio doors to the rear elevation, gas fire with surround and hearth, radiator.

#### **Dining Room**

15' 2" x 9' 7" (4.62m x 2.92m)

With double glazed bay window to the rear elevation, two radiators.

#### **Fitted Kitchen**

14' 10" x 8' 0" (4.52m x 2.44m)

With double glazed windows to the rear elevation, double glazed door to the side elevation, base units with work surface over, fitted oven and induction hob with extractor hood over, stainless steel sink and drainer unit, space for a dishwasher and washing machine, LVT floor, radiator.





### **First Floor Landing**

With double glazed window to the side elevation, loft access, storage cupboard housing hot water cylinder.

### **Bedroom One**

12' 2" x 9' 6" (3.71m x 2.90m)

With double glazed window to the front elevation, single glazed window with perspex cover, radiator.

### **Bedroom Two**

12' 10" x 10' 0" (3.91m x 3.05m)

With double glazed window to the rear elevation, fitted wardrobe/storage cupboard, radiator.

### **Bedroom Three**

9' 9" x 7' 8" (2.97m x 2.34m)

With double glazed window to the rear elevation, fitted wardrobes/storage cupboard, radiator.

### **Bedroom Four**

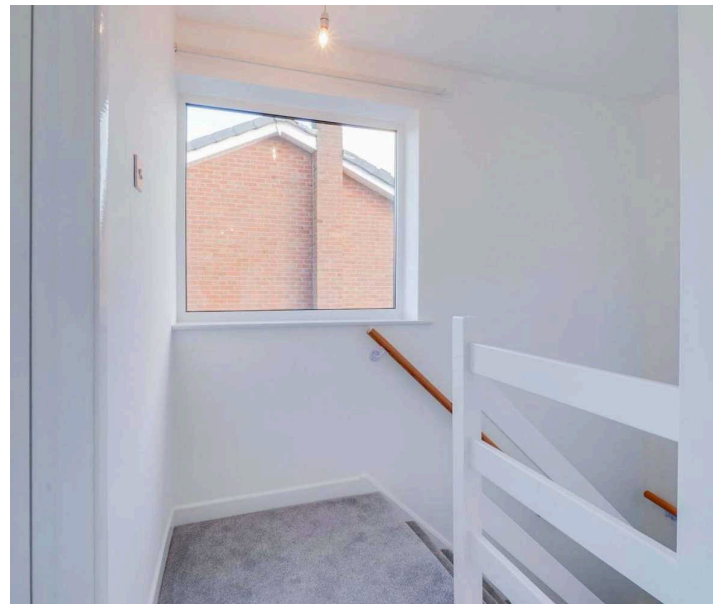
9' 9" x 7' 2" (2.97m x 2.18m)

With double glazed window to the rear elevation, radiator.

### **Bathroom**

9' 5" x 6' 6" (2.87m x 1.98m)

Measurement into shower cubicle. With double glazed window to the front elevation, vinyl floor, tiled walls, bath, separate shower cubicle, low-level WC, wash hand basin, ladder style towel rail/radiator.











### **Front Garden**

With lawn area, paved pathway.

### **Rear Garden**

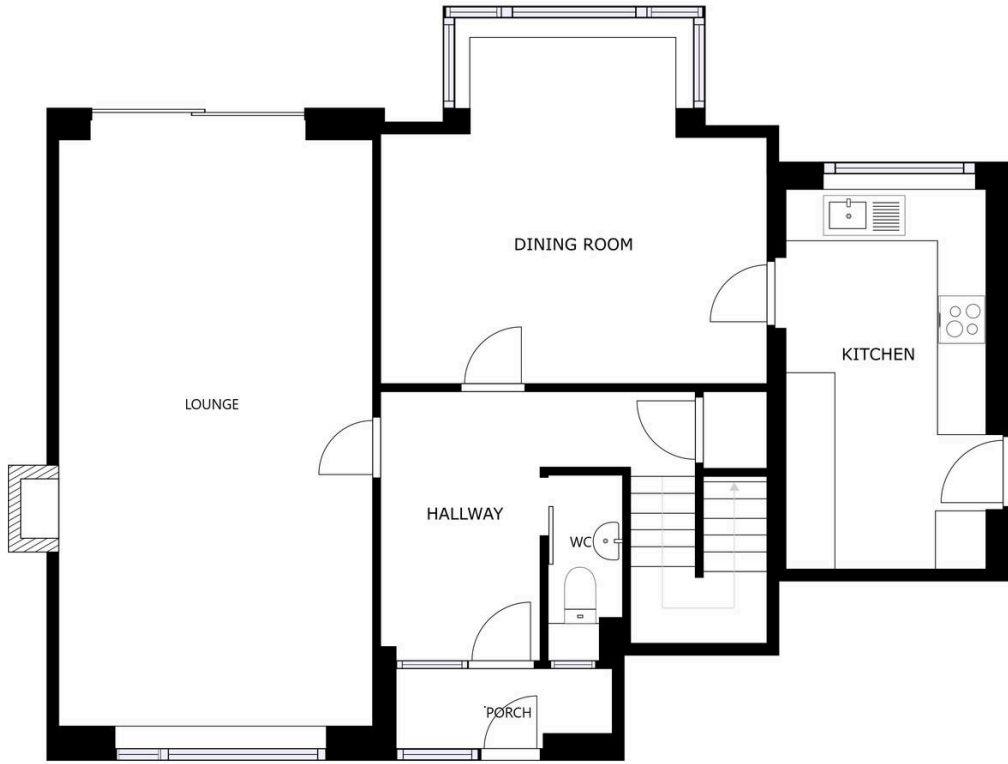
With lawn area, paved pathways, gated access.

Driveway

Providing off road parking.

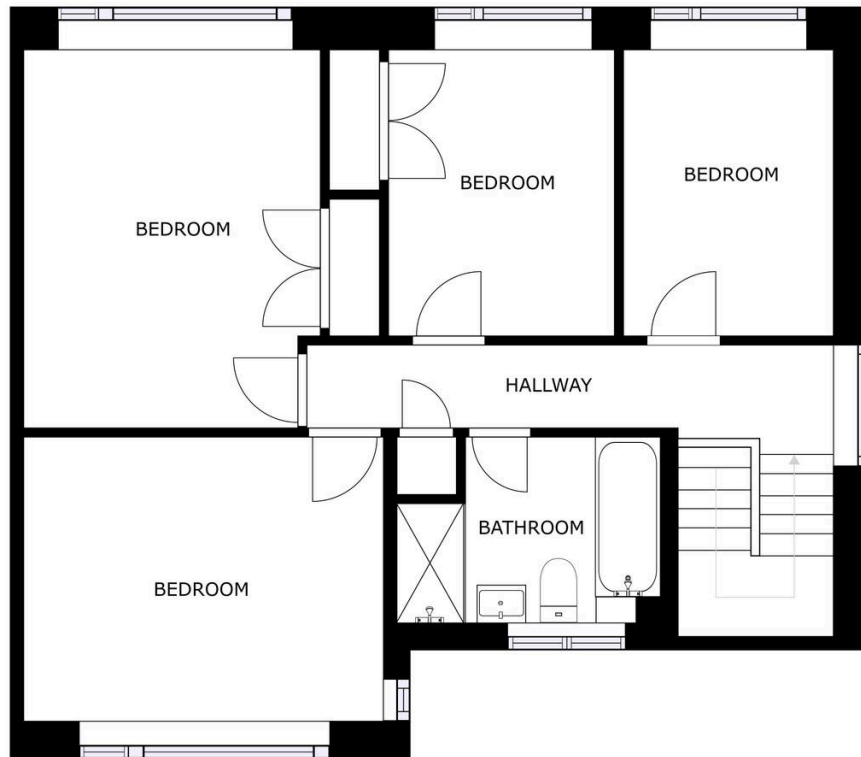
Double Garage

Measuring 19'6" x 15'3". With single glazed window to the side elevation, single glazed door to the side elevation leading to the side passage, boiler.



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 alongside Leicester General hospital. Leicestershire's rolling countryside and regular bus links from Evington village 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: D

EPC Environmental Impact Rating:

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



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.