



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.

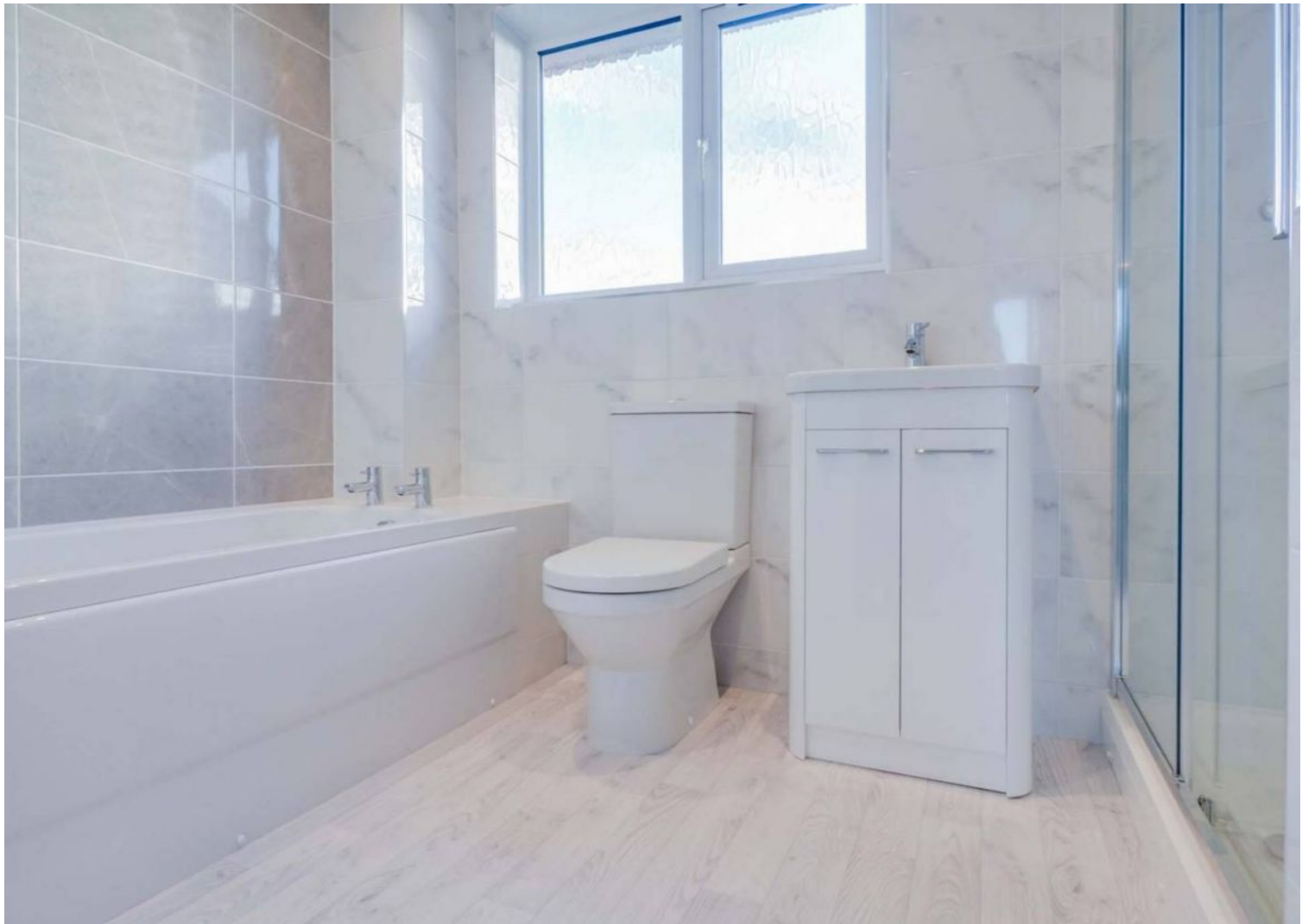
Bathroom

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

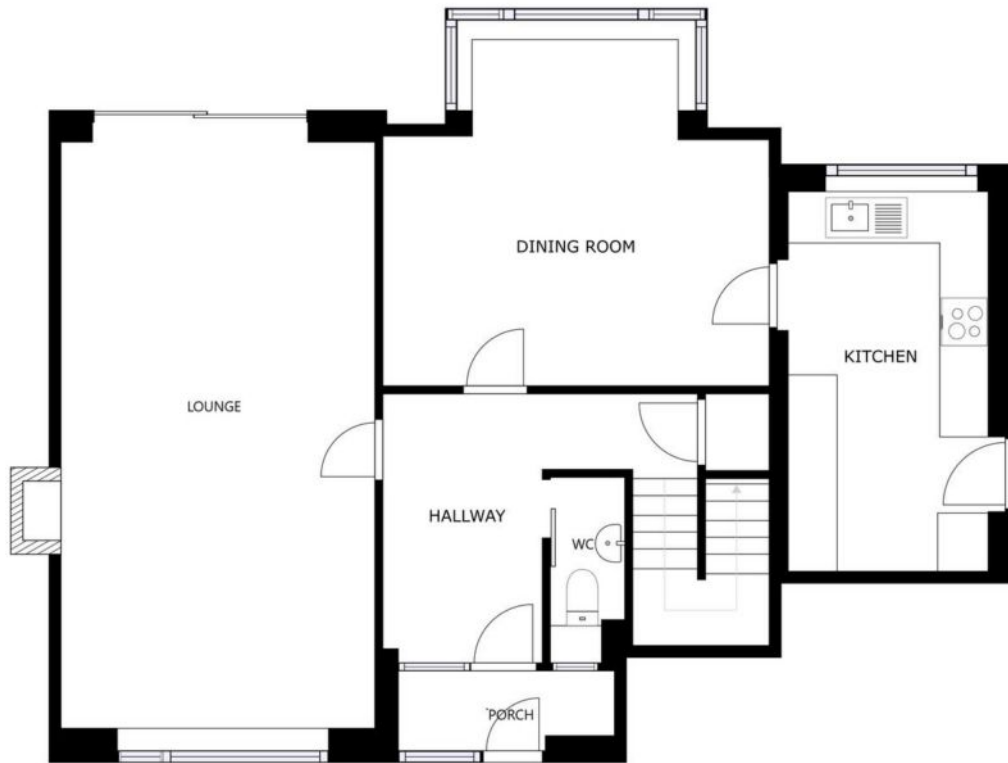
With lawn area, paved pathways, gated access.

Driveway

Providing off road parking.

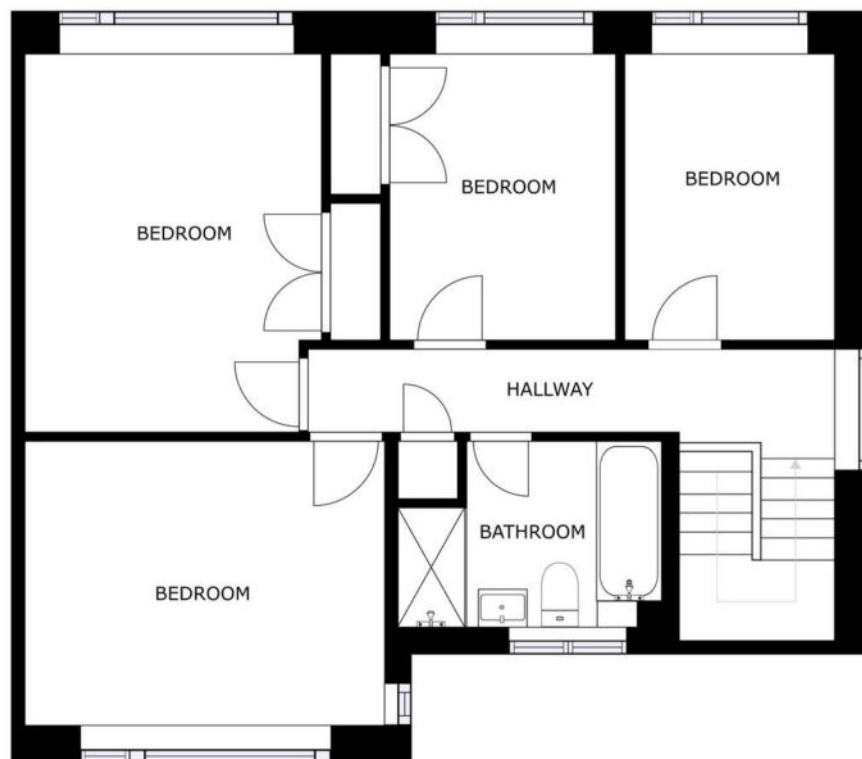
Double Garage

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:

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