



Marydene Drive, Evington

£400,000

A three bedroom DETACHED property occupying a GENEROUS SIZED PLOT with scope for EXTENSION OR ALTERATION, sub. to relevant planning permissions. Requiring updating and is available with No Chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

With part double glazed window to the front elevation, stairs to first floor, under stairs storage cupboard, radiator.

Ground Floor WC 9' 6" x 3' 0" (2.90m x 0.91m)

With window to the front elevation, low-level WC, wash hand basin.

Sitting Room 19' 8" x 12' 0" (5.99m x 3.66m)

With windows to the front and rear elevations, door to the rear elevation, fireplace, two radiators.

Dining Room 9' 10" x 9' 9" (3.00m x 2.97m)

With window to the rear elevation, radiator.

Kitchen 12' 4" x 10' 4" (3.76m x 3.15m)

With window to the rear elevation, stainless steel sink and drainer unit, electric gas cooker point, wall and base units with work surface over, radiator.



Utility Room 10' 1" x 5' 6" (3.07m x 1.68m)

With door to the side elevation, sink, storage cupboard, plumbing fir washing machine, boiler, internal door to garage.

First Floor Landing

With window to the side elevation, loft access, airing cupboard, storage cupboard.

Bedroom One 12' 5" x 10' 5" (3.78m x 3.18m)

With windows to the front and rear elevations, built-in wardrobes, radiator.

Bedroom Two 12' 0" x 11' 0" (3.66m x 3.35m)

With double glazed window to the front elevation, radiator.

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

With double glazed window to the rear elevation, radiator.

Bathroom 9' 10" x 5' 7" (3.00m x 1.70m)

With window to the rear elevation, bath with mixer tap shower attachment, low-level WC, pedestal wash hand basin, part tiled walls, radiator.

Front Garden

Lawn front garden with mature shrubs to borders.

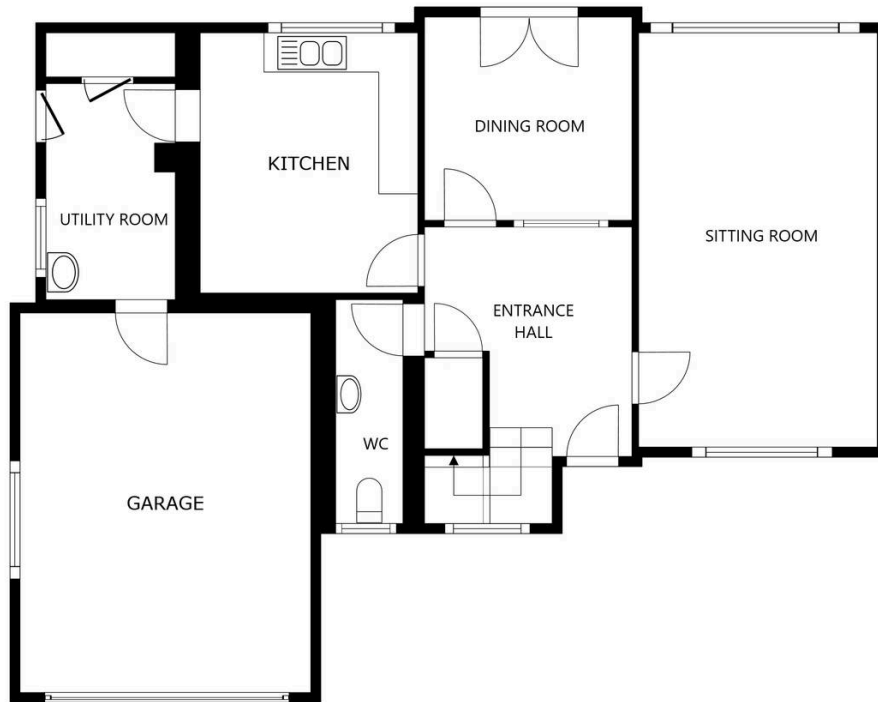
Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, archway leading to further area to the rear with greenhouse, gate to side access, fencing to perimeter.

Driveway 2 vehicles

Garage

Measuring 17'8" x 13'. With up and over door to the front elevation, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.