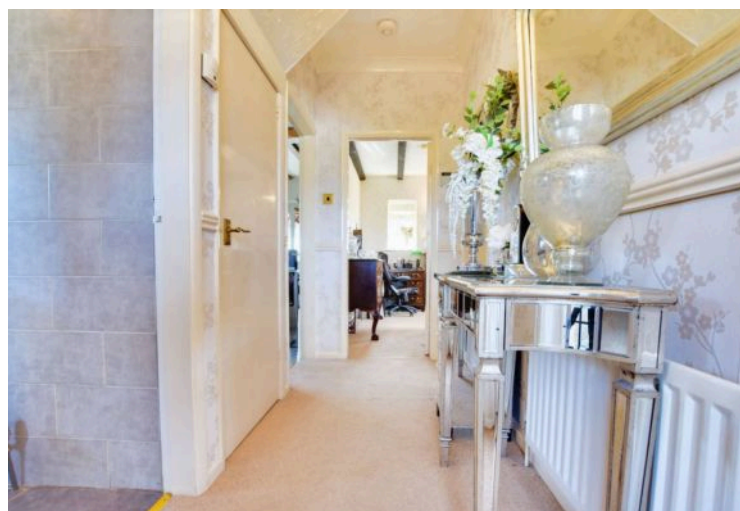




Sunnyfield Close, Evington

Offers Over £350,000

A CHARMING cottage-style bungalow, offering generous outdoor space with a spacious driveway and garage. Tucked away at the end of a peaceful cul-de-sac, this home offers both privacy and comfort.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With single glazed front door to the side elevation, carpet floor, storage cupboard, radiator.

Lounge

15' 0" x 11' 11" (4.57m x 3.63m)

With double glazed windows to the front elevation, two double glazed windows to the side elevation, carpet floor, green Eco mini "Ingle-Nook" style fire with brick surround and hearth, radiator.

Kitchen

15' 0" x 8' 4" (4.57m x 2.54m)

With double glazed window to the rear elevation, single glazed door to the side elevation, oak laminate floor, part tiled walls, sink and drainer unit, wall and base units with work surface over, built-in fridge, built-in freezer, inset oven and hob with extractor hood over, stairs to first floor, built-in storage cupboard housing water tank and boiler, space for washing machine, space for dishwasher, radiator.



Bedroom One

13' 5" x 12' 0" (4.09m x 3.66m)

With double glazed windows to the front and side elevations, carpet floor, radiator.

Shower Room

8' 2" x 5' 10" (2.49m x 1.78m)

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

First Floor Landing

With access to the following rooms:

Bedroom Two

14' 11" x 10' 4" (4.55m x 3.15m)

With double glazed Velux window to the rear elevation, carpet floor, built-in storage cupboard, electric mock wood burner fire with surround and pink marble inlay and hearth, radiator.

Bedroom Three/Study

10' 5" x 5' 10" (3.18m x 1.78m)

Having part restricted head room. With double glazed Velux window to the rear elevation, built-in eaves storage cupboards, carpet floor.

Front Garden

A lovely front garden with paved pathways, flowerbeds and shrubs, slate area, pebbled area, double iron gates leading to front door.

Rear Garden

A further delightful garden with paved pathway and patio area, flowerbeds and shrubs, pebbled area summerhouse, AstroTurf lawn.

Driveway

Tarmac driveway providing off road parking.

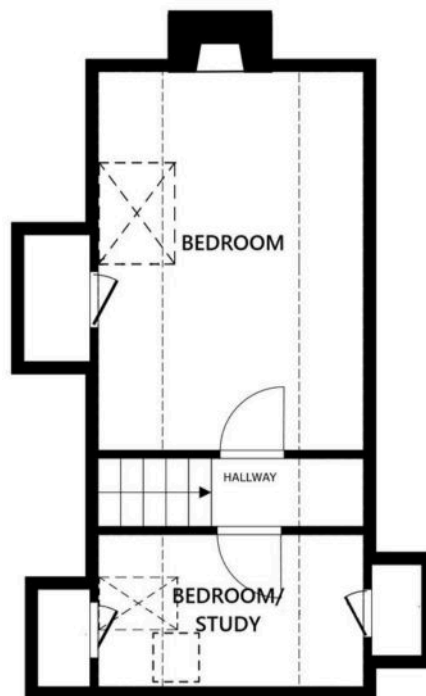
Garage

With up and over door to the front elevation.



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...



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