

Welland Vale Road, Evington

Offers in Excess of £410,000

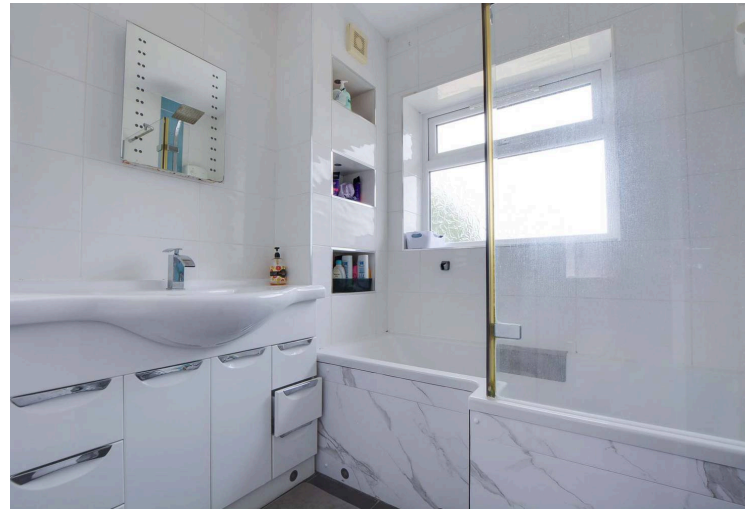
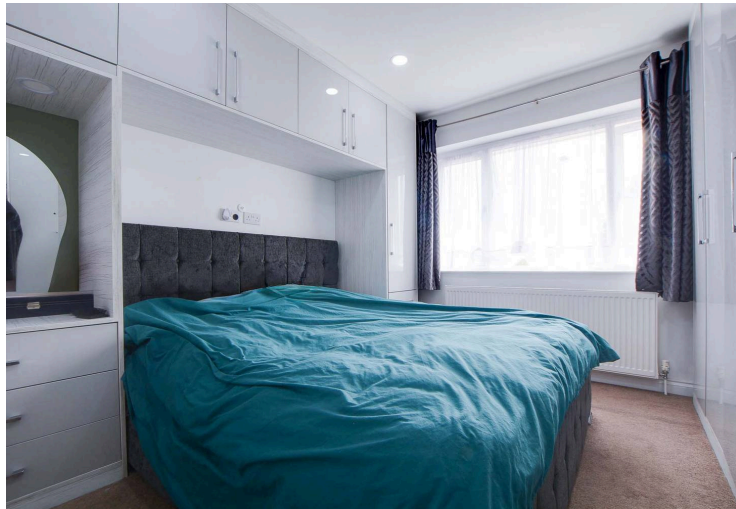
Located just off Spencefield Lane, this spacious THREE BEDROOM semi-detached home boasts a CORNER PLOT POSITION. The accommodation is created over three floors and off road parking is via a driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

Via double glazed front door, with two double glazed windows to the front elevation, double glazed window to the side elevation, under floor heating, stairs to first floor.

Living Room 19' 6" x 10' 8" (5.95m x 3.26m)

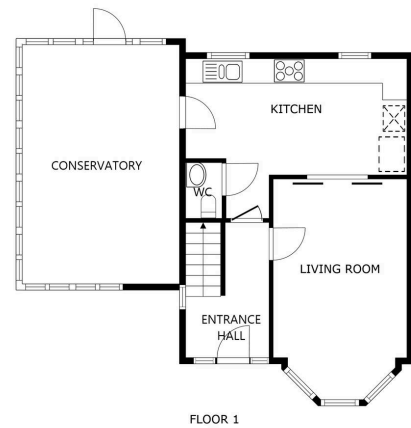
With double glazed bay window to the front elevation, wood effect floor, ceiling coving, TV point, spotlights, under floor heating, sliding doors leading to the kitchen.

Kitchen 17' 7" x 9' 1" (5.37m x 2.76m)

With double glazed windows to the rear elevation, part tiled walls, ceramic tiled floor, under floor heating, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, inset five ring gas hob, integrated double oven, extractor hood, plumbing for dishwasher, space for freestanding fridge freezer, door leading to conservatory.

Conservatory 17' 1" x 11' 8" (5.21m x 3.55m)

Providing an ideal additional reception area, with double glazed windows to the rear and side elevations, double glazed door to the rear, marble tiled floor, under floor heating.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Ground Floor WC

With low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With double glazed window to the front elevation, stairs to bedroom three, radiator.

Utility Area (Situated on the Landing)

With plumbing for washing machine, space for tumble dryer, built-in cupboards, radiator.

Bedroom One 12' 2" x 8' 8" (3.70m x 2.65m)

With double glazed window to the front elevation, ample built-in wardrobes, built-in cupboards over, wall mounted air con unit, radiator.

Bedroom Two 9' 5" x 10' 9" (2.87m x 3.28m)

With double glazed window to the rear elevation, built-in sliding mirrored wardrobes, TV point, radiator, wall mounted air con unit, radiator.

Bathroom 6' 3" x 6' 2" (1.91m x 1.89m)

Measurement plus recess. With double glazed windows to the rear and side elevations, bath with shower over, shower screen, low-level WC, wash hand basin with storage below, tiled walls, ceramic tiled floor, ladder towel rail/radiator.

Bedroom Three 17' 2" x 13' 2" (5.22m x 4.02m)

Situated to the top floor, with two double glazed skylight windows to the front elevation, double glazed window to the rear elevation, under floor heating, wall mounted air con unit, spotlights, door leading to en-suite, under eaves storage, radiator.

En-Suite 6' 2" x 5' 9" (1.89m x 1.76m)

With double glazed window to the rear elevation, ceramic tiled floor, shower cubicle, low-level WC, wash hand basin with storage below, part tiled walls, ladder towel rail/radiator.

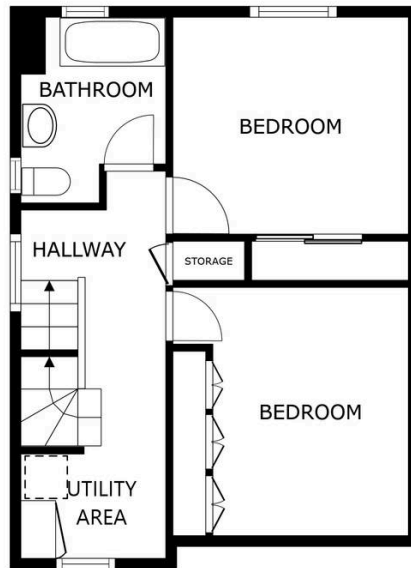
Rear Garden

A low maintenance rear garden with a generous paved patio seating area, lawn, shed, fencing to perimeter, double gates leading to rear access.

Driveway 3 vehicles

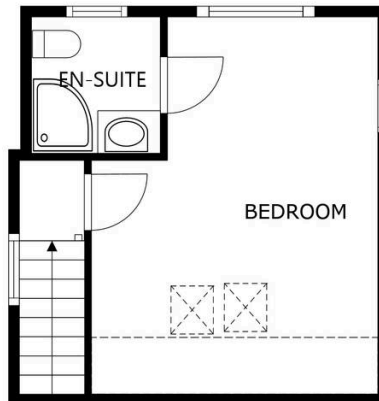
Secure Gated

Situated to the rear via double gates leading to the rear of the garden.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

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.