



Welland Vale Road, Evington

Offers in the Region of £400,000

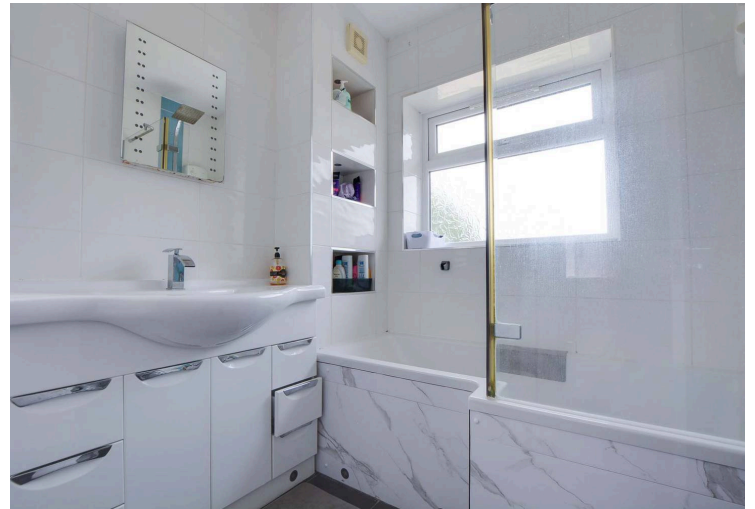
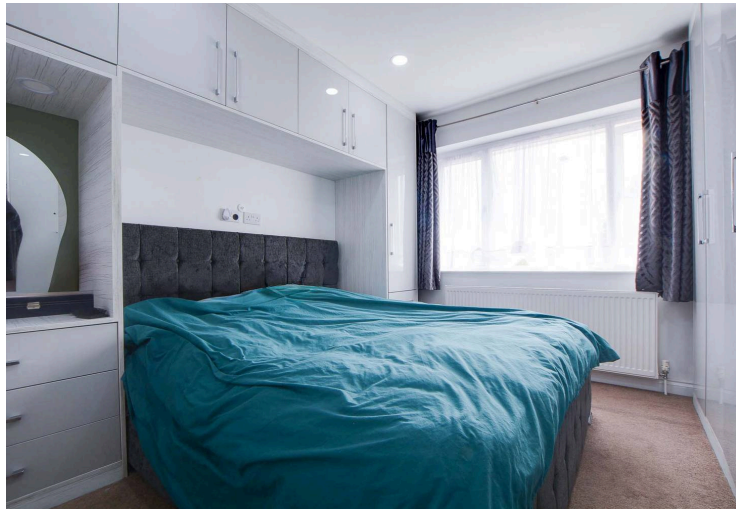
Located just off Spencefield Lane, this spacious THREE BEDROOM semi-detached home boasts a CORNER PLOT POSITION. The accommodation is created over three floors and off road parking is via a driveway.

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)

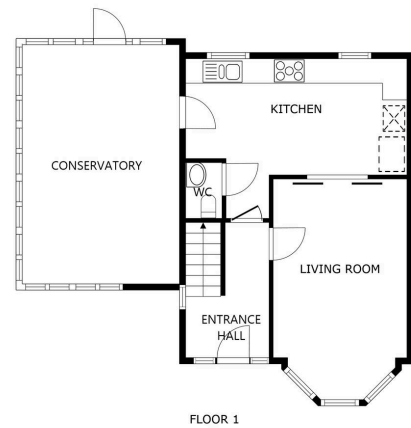
With double glazed bay window to the front elevation, wood effect floor, ceiling coving, TV point, spotlights, under floor heating, sliding doors leading to the kitchen.

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.

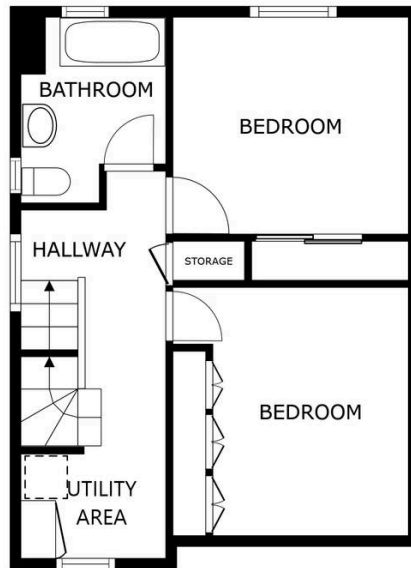
Rear Garden

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

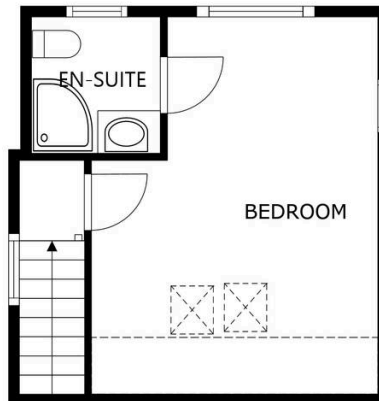
Secure Gated

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

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We'll keep you moving...



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