



## Swinstead Road, Evington

£410,000

A traditional THREE BEDROOM detached bungalow available with NO CHAIN, presenting potential for alterations, subject to relevant permissions. The property provides well-proportioned rooms.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Porch

With internal door to entrance hall.

### Entrance Hall

With radiator.

### Living Room 20' 9" x 14' 0" (6.33m x 4.26m)

With double glazed window to the front elevation, living flame effect gas fire with fire surround, radiator, door leading to dining room.

### Dining Room 16' 5" x 10' 3" (5.00m x 3.12m)

With double glazed window to the side elevation, double glazed door to the rear elevation, radiator.

### Kitchen Breakfast Room 14' 4" x 10' 0" (4.38m x 3.06m)

With double glazed window to the front elevation, one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, breakfast bar, built-in cupboards and pantry, built-in double oven and electric hob, filter hood over, plumbing for dishwasher, tiled floor, part tiled walls, radiator.



### **Utility Room** 9' 9" x 6' 5" (2.98m x 1.96m)

With double glazed door and window to the rear elevation, ceramic sink, wall and base units with work surface over, plumbing for washing machine, part tiled walls, internal door to garage.

### **Inner Hallway**

With storage cupboard, radiator.

### **Bedroom One** 14' 2" x 9' 11" (4.31m x 3.03m)

With double glazed windows to the side and rear elevations, fitted wardrobes and drawers, radiator.

### **Bedroom Two** 10' 10" x 9' 11" (3.29m x 3.01m)

With double glazed windows to the rear and side elevations, fitted wardrobes, radiatore.

### **Bedroom Three** 9' 11" x 6' 11" (3.03m x 2.12m)

With double glazed window to the side elevation, fitted wardrobes and drawers, radiator.

### **Bathroom** 9' 11" x 5' 3" (3.01m x 1.60m)

With double glazed window to the side elevation, bath with electric shower over, low-level WC, wash hand basin, airing cupboard, part tiled walls, radiator.

### **Separate WC** 5' 3" x 3' 7" (1.60m x 1.08m)

With double glazed window to the side elevation, low-level WC, wash hand basin with storage below, tiled walls.

### **Front Garden**

Hedged frontage with lawn area, mature tree, block paved area and paved driveway.

### **Rear Garden**

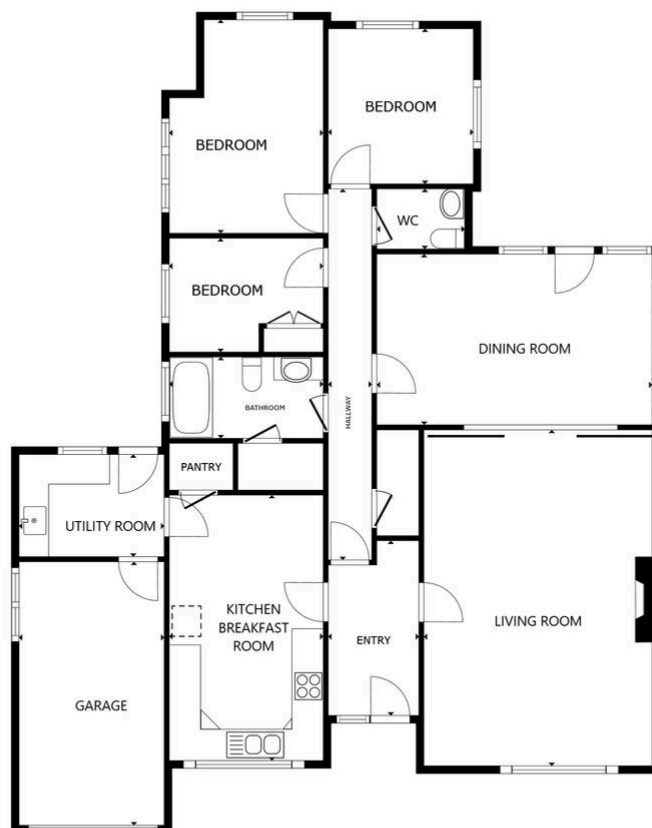
With summerhouse (measuring 1.96 m x 2.02 m), paved patio area, raised decked area, lawn, flowerbeds and shrubs, gravelled area to the rear, fenced area with shed, fencing to the side and rear, outside tap, outside lighting.

### **Driveway 1 vehicle**

### **Garage**

5.26 m x 3 m. With window to the side elevation, roll up door to the front elevation, wall mounted boiler, meters.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR PLAN

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 tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.