

FOR SALE



BYWAY ROAD,
EVINGTON,
LEICESTER,
LE5 5TF

£465,500

FEATURES

- Freehold
- Ideal Family Home
- 5 Bedroom Semi Detached House
- 24 Foot Through Lounge
- Bathroom + Shower Room
- Sought after location
- Extended to side and rear
- Living Room
- Kitchen / Diner
- Utility Room + Converted Garage



 **SETHS**

5 BEDROOM SEMI DETACHED HOUSE IN EVINGTON

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor, understairs storage cupboard

LIVING ROOM

11'11" x 11'10"

Carpeted, radiator, gas fireplace, uPVC double glazed bay window

THROUGH LOUNGE

24'0" x 10'11"

Carpeted, x2 radiators, door to kitchen / diner, sliding uPVC patio door to rear garden

KITCHEN / DINER

20'5" x 7'11"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker and extractor hood, plumbing for washing machine, space for dishwasher, space for dining table, space for fridge / freezer, part lino / part carpeted flooring, radiator, storage pantry, uPVC double glazed window

UTILITY ROOM

Tiled flooring, radiator, space for fridge / freezer, space for tumble dryer, uPVC double glazed door to rear garden

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

CONVERTED GARAGE

FIRST FLOOR

BEDROOM 1

11'10" x 11'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window

BEDROOM 2

12'2" x 10'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

10'3" x 9'8"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

10'11" x 6'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 5

7'7" x 6'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub, carpeted, tiled walls, airing cupboard, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with space for 3 cars. To the rear of the property is a spacious garden mainly laid to lawn with a slabbed patio area ideal for get togethers. The garden is surrounded by wooden fencing and also provides access to a storage outbuilding.

COUNCIL TAX BAND - C



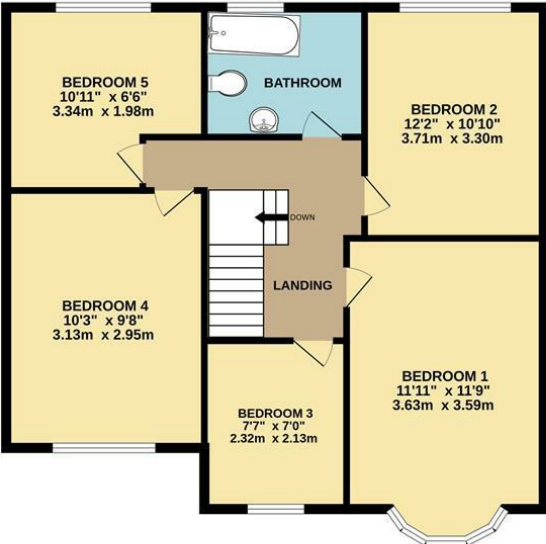
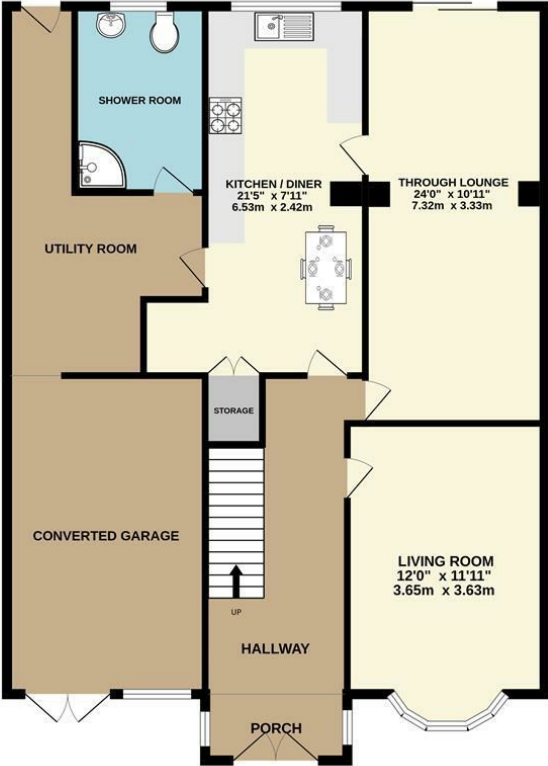
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Council Tax Band
C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

