

FREEHOLD



House - Semi-Detached (EPC Rating: )

Gwendolen Road, Evington, Leicester, LE5 5FH

Offers Over

£550,000

 **SETHS**

 4  2  2 

# 4 Bedroom House - Semi Detached located in Evington Leicester.

\*\*\* EXTENDED FAMILY HOME - 4 BEDROOMS - DETACHED GARAGE \*\*\*

Introducing this 4-bedroom extended semi-detached property on Gwendolen Road, an ideal family home offering ample living space.

The ground floor comprises two reception rooms, a dining room, and a well-appointed kitchen. The property has been thoughtfully extended with a double-story extension to the side and rear, including an extended sitting room, providing plenty of space for a large family.

The first floor features four bedrooms, including an en-suite in the master bedroom, and a large five-piece family bathroom.

Outside, the property boasts a beautiful, spacious garden, a large garage/workshop with an office and W/C, and vehicle access to the garage from the side of the property. The front of the property offers parking for two vehicles.

This home is perfect for a large family and is ready for its next owners to enjoy. Contact Seths today to arrange a viewing.

## PORCH

Tiled flooring, double-glazed window facing the side aspects, entrance into the property via UPVC door

## ENTRANCE HALL

Laminate flooring, radiator, stairs leading to the first floor, providing access to the lounge and the kitchen, storage storage cupboard located under the stairs, stairlift.

## LOUNGE

18 x 11'5  
Carpeted flooring, double-glazed bay window facing the front aspect, radiator, double doors providing access to the extended sitting room, spotlighting.

## EXTENDED SITTING ROOM

22 x 11'5"  
carpeted flooring, french doors leading to the garden, radiators, spotlights and ceiling fan, access to kitchen/diner

## DINING ROOM

11'6 x 9'5  
Tiled flooring, plumbing for an American fridge freeze, dining area, radiator, spotlighting, ceiling fan, open access to the extended kitchen, access to the side of the property which is currently utilised as storage and direct access to the driveway. wash hand basin.

## EXTENDED KITCHEN

12'5 x 11'5  
base level units eye level units, integrated six-ring burner with integrated oven and extractor over, spotlighting, tiled walls, stainless steel sink, space for tumble dryer, integrated dishwasher, Integrated fridge

and freezer, base level units accommodating gas powered combination boiler, double glazed window facing the rear aspect, double UPVC doors leading to the garden.

## W/C

Tiled flooring, tiled walls, wash hand basin, toilet, window facing the side aspect

## FIRST FLOOR

### LANDING

Carpeted flooring, double-glazed window facing the side aspect, providing access to all rooms on the first floor and the loft and loft accessed via a hatch with pull-out stairs

### BEDROOM 1

15 x 11'5  
Carpeted flooring, radiator, double-glazed bay window facing the front aspect, inbuilt storage cupboards, spotlighting, ceiling fan, towel rail

### EN SUITE

Tiled flooring, tiled walls, standing/sitting shower unit, mixer function, panelled ceilings, spotlighting, wash hand basin, toilet.

### BEDROOM 3

12'11" x 11'5"  
Carpeted flooring, radiator, extra deep in-built cupboards, double glazed window facing the rear aspect.

### BEDROOM 3

12'4" x 12'4"  
Carpeted flooring, in-built storage cupboards,



spotlighting, radiator, and double-glazed window facing the rear aspect.

#### **BEDROOM 4**

10 x 7'3

Carpeted flooring, inbuilt storage cupboard, double-glazed window facing the front aspect, radiator, spotlighting

#### **BATHROOM**

Carpeted flooring, tiled walls, panelled ceiling, spotlighting, bidet, standing shower with mixer function, corner polyvinyl bathtub, wash hand basin, toilet, double glazed window facing the front aspect, standing radiator.

#### **LOFT**

Large loft hatch with pull-out stairs, partially boarded with ample storage space, including gas-powered combination boiler, unvented water cylinder, Velux window.

#### **OUTSIDE**

To the front, the property features a block-paved driveway spacious enough for two vehicles, with hedge

accents secluded by a combination of brick-built and wooden perimeter fencing. The property offers access to a porch and a side entrance via a UPVC door.

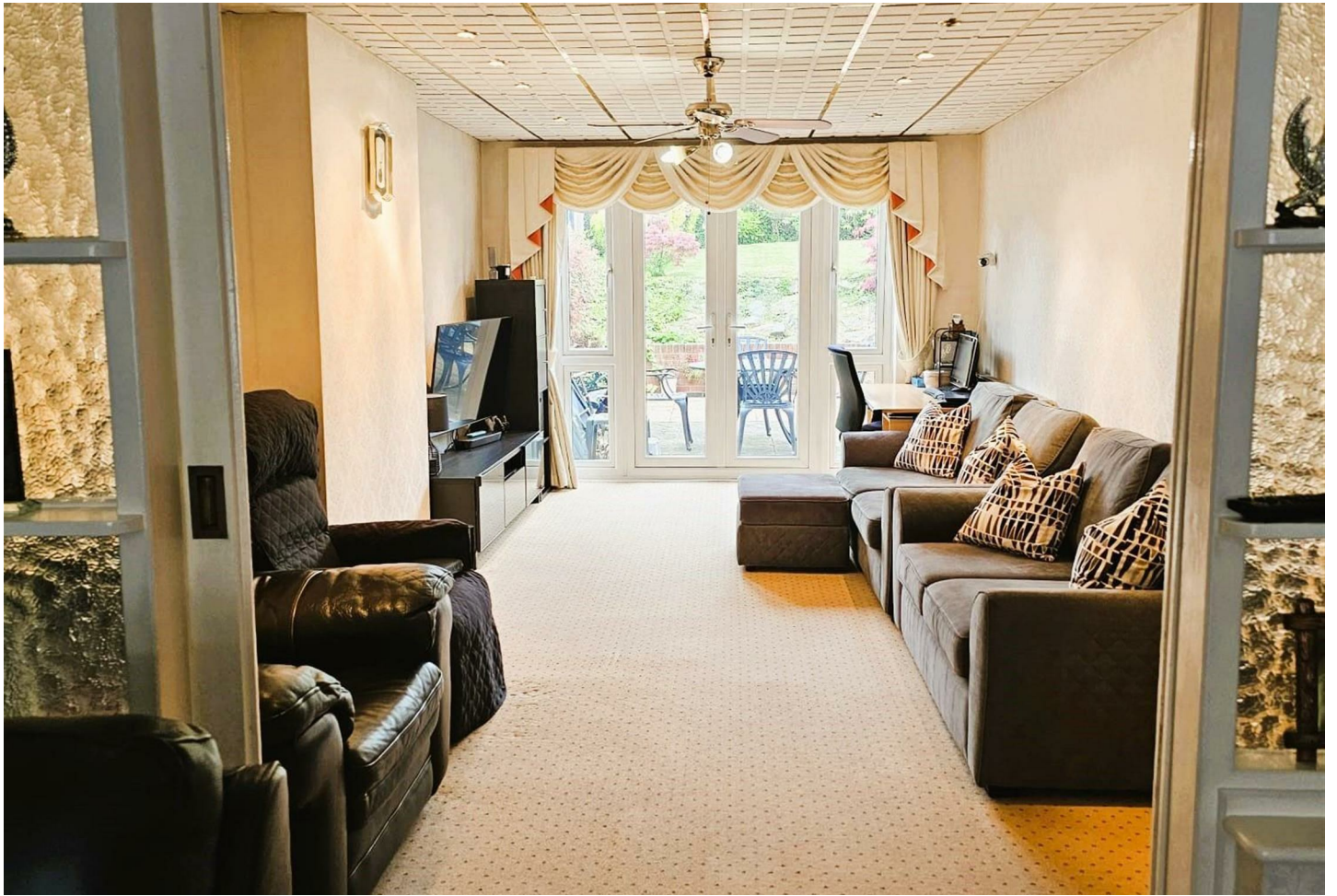
To the rear, the property boasts a patio-paved area enclosed by a brick-built perimeter. Steps lead up to the rest of the garden, which features a grass lawn and extends to a large garage. Metal gates provide vehicle access to the side of the property, with space to park a vehicle

#### **GARAGE/WORKSHOP**

The garage serves as a spacious open workshop, offering ample potential for various conversions. It includes a dedicated office equipped with a radiator, base-level units, eye-level units, electrics, and lighting. The garage features an electric metal roller shutter door for access and a double-glazed window facing the front aspect. Additionally, there is a WC with a toilet, wash hand basin, and its own gas-powered combination boiler.

#### **W/C**

toilet, wash hand basin, and its gas-powered combination boiler.



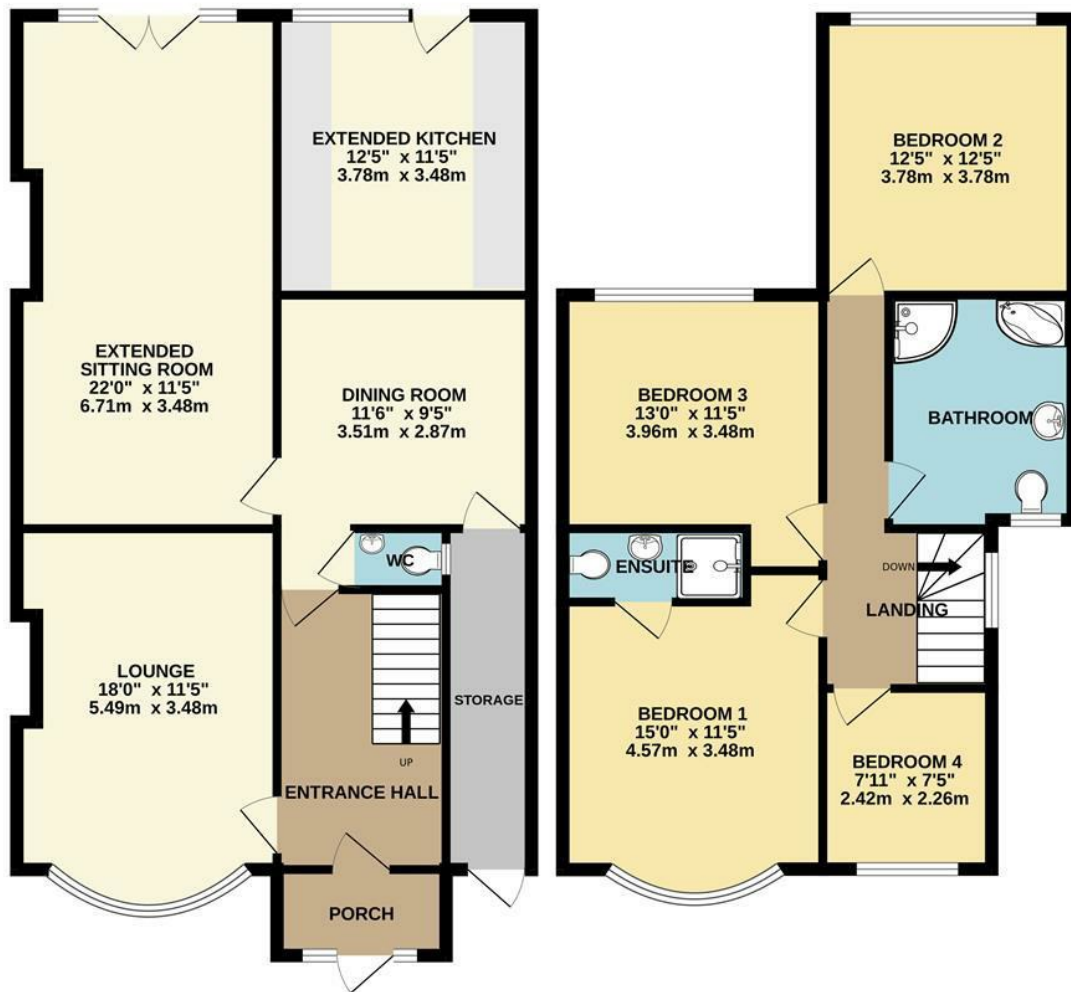
FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION







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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Council Tax Band

**B**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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.