

FOR SALE

House - Detached

MAYFLOWER ROAD EVINGTON LEICESTER LE5 5QE

Offers Over

£380,000

FEATURES

- Four Bedrooms
- Ample Sized Lounge
- Ready to Move Into
- Viewings By Appointment Only
- Double Glazed
- Extended Detached Property
- En Suite
- Spinney Hills
- Front and Large Ascending Rear Garden
- Gas Central Heating



 **SETHS**

4 Bedroom Detached House - For Sale in Leicester

GROUND FLOOR

ENTRANCE HALL

10'11" x 6'10"

Parquet wooden flooring, radiator, base-level unit accommodating meters, and a storage cupboard under the stairs. A further cupboard is located above the kitchen door. Double glazed window to the side aspect. Provides access to the lounge and extended kitchen.

LOUNGE

24'7" x 10'9"

Generously sized reception with carpeted flooring, double glazed bay window to the front aspect, feature fireplace, and two radiators. Double glazed double doors open to the rear garden.

KITCHEN

18'3" x 7'3"

Refitted and extended approximately three years ago with all integrated appliances also three years old. Features carpeted flooring, a range of base and eye-level units with accent lighting, stainless steel sink, integrated twin ovens, integrated five-ring gas burner with extractor, integrated dishwasher, fridge and freezer, plus plumbing for a washing machine. Includes a standing radiator, double glazed window to the rear aspect, and UPVC door leading to the garden.

The kitchen also provides access to a fully enclosed side passage, currently used as an additional storage area, with a UPVC door giving further access to the rear garden.

FIRST FLOOR

LANDING

10'7" x 7'1"

Carpeted with radiator and double glazed window to the side aspect. Provides access to all first-floor rooms and staircase to the second floor.

BEDROOM ONE

12'8" x 10'10"

Carpeted with radiator and double glazed window to the rear aspect.

BEDROOM TWO

11'7" x 10'9"

Carpeted with radiator and double glazed window to the front aspect.

BEDROOM THREE

8" x 7'6"

Carpeted with radiator and double glazed window to the front aspect.

BATHROOM

7'11" x 6'7"

Finished with vinyl flooring, fully tiled walls, panelled ceiling, and stand-up radiator. Fitted with corner-style polyvinyl bathtub with mixer tap and electric shower over, wash hand basin, and WC. Built in cupboards housing the gas-powered combination boiler. Double glazed window to the rear aspect.

SECOND FLOOR

BEDROOM FOUR

14'11" x 12'7"

Converted with full planning and building regulations in 2009. Carpeted flooring, radiator, one Velux roof window to the front, and a double glazed window to the rear. Includes storage cupboards within the loft eaves. Provides access to ensuite.

EN SUITE

5'5" x 5'3"

Vinyl flooring, tiled walls, radiator, wash hand basin, WC, and shower cubicle with mixer function. Double glazed window to the rear aspect.

OUTSIDE

The property is set back behind a partly hedged front garden with a lawned area and block paving leading to the front entrance.

Generous garden with slabbed patio area and steps up to a grass lawn, enclosed by wooden fencing and mature hedges. The garden includes a wooden shed (to remain) and an additional paved slabbed area. Access is available back into the property via the side passage (fully weather-protected) and also via the kitchen. A wooden gate provides access to the rear.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Broadband



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Council Tax Band
C



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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.

