

## The Circle, Evington

Offers Over £300,000 Freehold

Three-bedroom semi-detached home in Evington, offered for sale with no upward chain. Features a through lounge/diner, driveway parking, and a generous rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544







### Entrance Porch

Features an internal door leading to the entrance hall, stairs to the first floor, a storage cupboard, lino flooring, and a radiator.

### Through Lounge/Dining Room

25' 6" x 11' 3" (7.77m x 3.43m)

Includes a double-glazed bay window to the front, patio doors to the rear, laminate flooring, and two radiators.

### Kitchen

10' 10" x 6' 5" (3.30m x 1.95m)

With a stainless steel sink/drain, a range of wall and base units, a gas cooker point, plumbing for a washing machine, and a wall-mounted boiler.

### Side Store/Lobby

Provides front and rear access.



## **First Floor Landing**

### **Bedroom One**

12' 0" x 11' 3" (3.65m x 3.42m)

(measurements into wardrobes). Includes fitted wardrobes with box cupboards over, a picture rail, and a radiator.

### **Bedroom Two**

11' 0" x 9' 11" (3.35m x 3.02m)

Features a double-glazed window to the front elevation, a picture rail, and a radiator.

### **Bedroom Three**

7' 11" x 7' 11" (2.41m x 2.41m)

Includes a double-glazed window to the front elevation and a radiator.

## **Bathroom**

6' 5" x 5' 7" (1.95m x 1.70m)

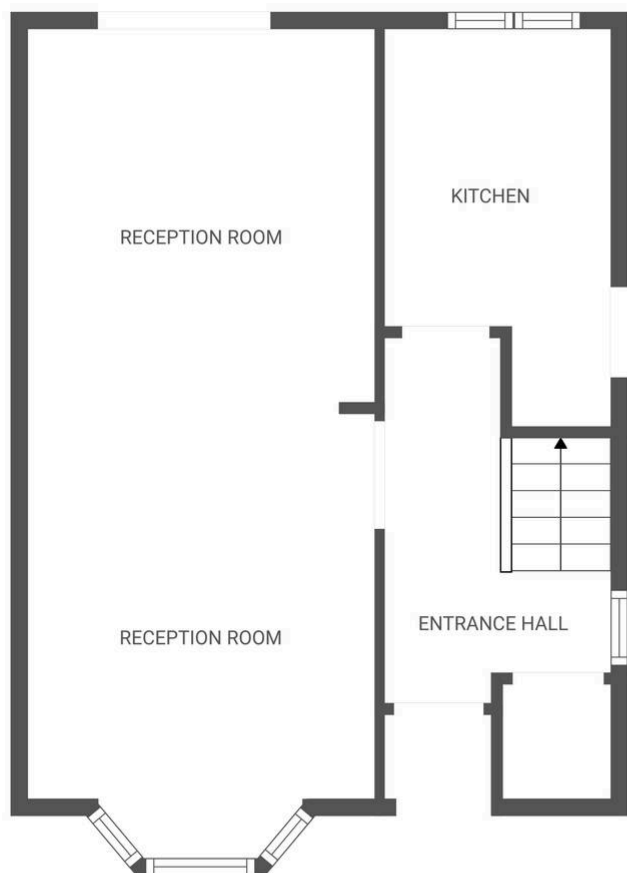
Comprises a bath with mixer tap/shower attachment, low-level WC, pedestal wash hand basin, tiled walls, and a heated chrome towel rail.

## **Rear Garden**

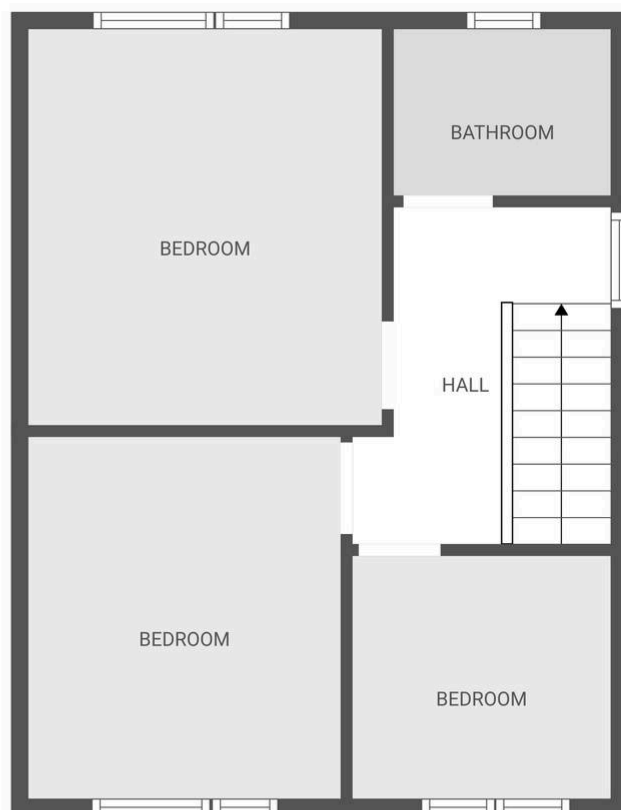
Includes a patio leading to a large, mainly lawned area with mature trees and a fenced perimeter.

## **Driveway**

Features a paved driveway providing off-road parking for one car and a lawned area.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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