

FOR SALE



JUDITH DRIVE  
EVINGTON  
LEICESTER  
LE5 6FJ

£365,000

#### FEATURES

- Freehold
- Sought after LE5 location
- 4 Bedrooms (all ensuite)
- Kitchen
- Off road parking for 3 cars
- Semi Detached Bungalow
- Close proximity to many schools and places of worship
- Lounge + Dining Room + Prayer Room
- Conservatory
- Rear garden



 **SETHS**

# 4 Bedroom Semi-Detached Bungalow for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALL

Laminate flooring, radiator, staircase to first floor

### LOUNGE

18'9" x 12'2"

Laminate flooring, x2 radiators, fireplace, sliding patio doors leading to conservatory

### DINING ROOM

7'8" x 7'8"

Laminate flooring, radiator, uPVC double glazed French doors leading to rear garden

### KITCHEN

12'10" x 9'4"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, tiled flooring, partly tiled walls, breakfast bar, plumbing for washing machine, space for fridge / freezer, uPVC double glazed window, uPVC double glazed door leading to rear yard

### CONSERVATORY

12'5" x 7'7"

Laminate flooring, uPVC double glazed French doors to rear garden

### BEDROOM 2

15'8" x 8'0"

Carpeted, staircase leading to first floor study, uPVC double glazed window

### BEDROOM 2 ENSUITE

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, tiled walls, towel radiator, skylight window

### BEDROOM 3

10'11" x 10'11"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 3 ENSUITE

WC, wash hand basin with mixer tap and vanity units,

### BEDROOM 4

10'2" x 9'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 4 ENSUITE

Wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, partly tiled walls, extractor fan

### PRAYER ROOM

7'5" x 5'10"

Carpeted, radiator, uPVC double glazed window

### DOWNSTAIRS WC

WC, wash hand basin

## FIRST FLOOR

### BEDROOM 1

18'2" x 8'11"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window, skylight window

### BEDROOM 1 ENSUITE

3 pc suite comprising of WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

### STUDY

7'11" x 5'1"

Carpeted, storage eaves, storage eaves

### OUTSIDE

To the front of the property is a driveway with off road parking space for 3 cars. To the rear of the property is a good sized garden mainly laid to lawn with hedges, trees and wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,140.20

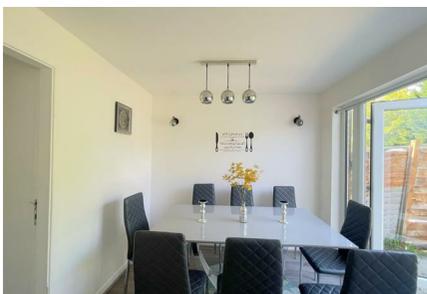
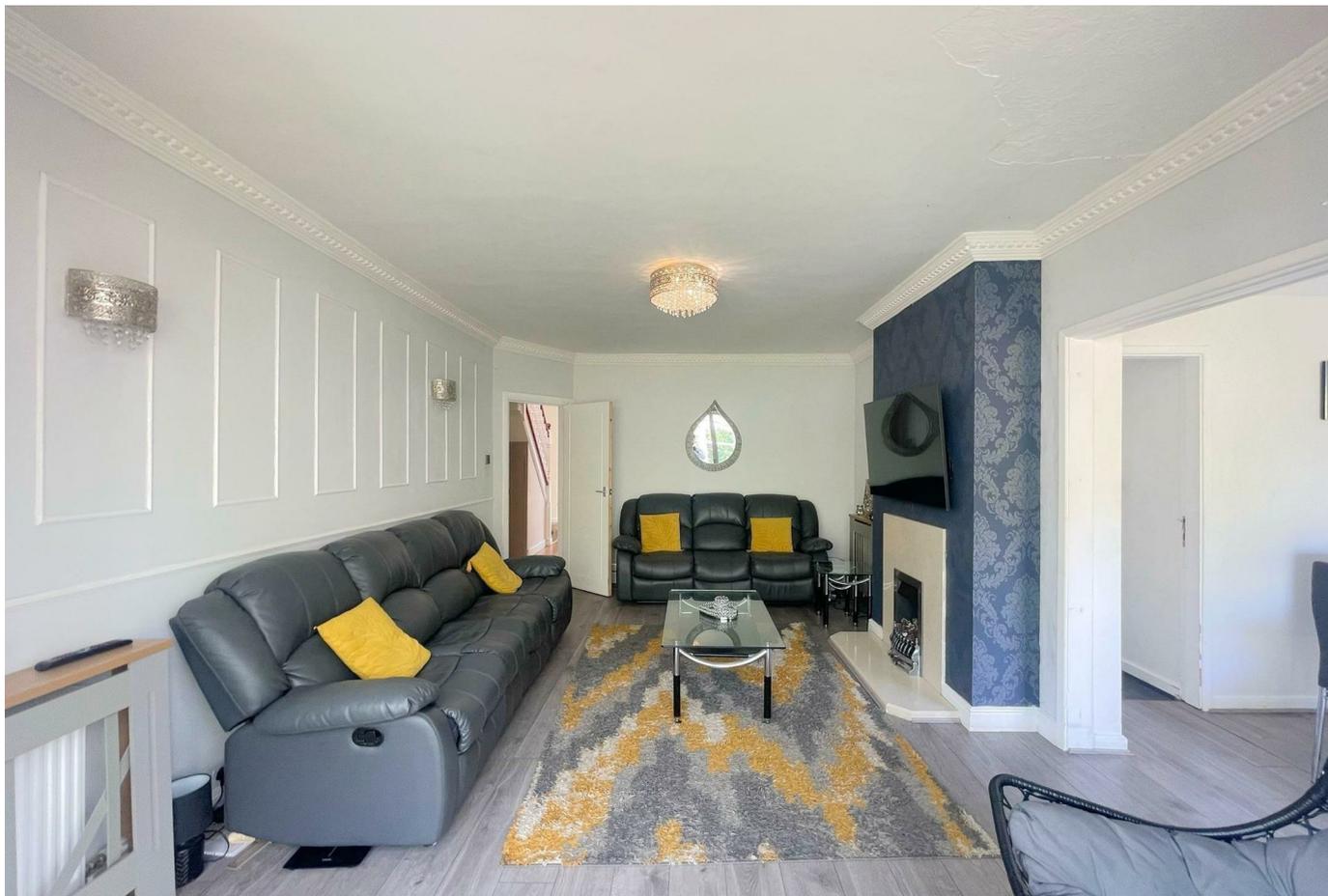
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

