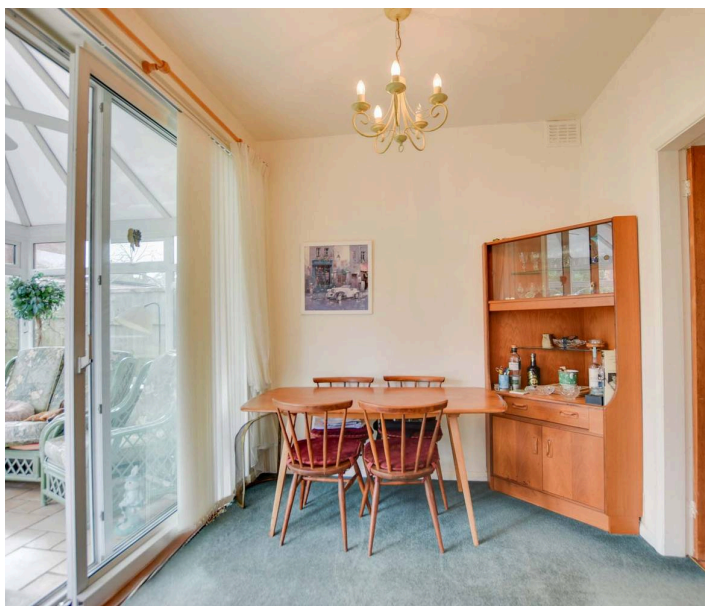


Sedgebrook Road, Evington

Offers Over £450,000 Freehold

Spacious three-bedroom detached home in Evington with breakfast kitchen, conservatory, driveway and garage. Offered with no upward chain and scope for modernisation.





Entrance Porch

Tiled floor, internal door to entrance hall

Entrance Hall

Stairs to the first floor, a cloak cupboard, radiator

Ground Floor WC

5' 5" x 4' 9" (1.66m x 1.45m)

Double-glazed window to front elevation, low-level WC, wash hand basin, radiator

Reception Room

12' 0" x 11' 11" (3.65m x 3.64m)

Double glazed window to rear elevation, fireplace, TV point, radiator

Reception Room Two

8' 6" x 11' 11" (2.60m x 3.64m)

Patio doors to conservatory, storage cupboard, radiator

Kitchen Breakfast Room

11' 11" x 9' 11" (3.63m x 3.03m)

Two double-glazed windows to the front elevation, door to the side elevation, ceramic sink and drainer unit, range of wall and base units with work surfaces over, gas cooker point with stainless steel chimney hood over, breakfast bar, pantry, walk-in utility cupboard with plumbing for washing machine and wall-mounted boiler



Conservatory

11' 10" x 8' 1" (3.60m x 2.46m)

Double-glazed doors to the rear garden, tiled flooring

Landing

Double-glazed window to the front elevation

Bedroom One

13' 9" x 11' 11" (4.19m x 3.63m)

Double-glazed window to the rear elevation, fitted wardrobe, radiator

Bedroom Two

11' 7" x 10' 3" (3.52m x 3.12m)

Double-glazed window to rear elevation, built-in wardrobe, radiator

Bedroom Three

10' 10" x 7' 10" (3.29m x 2.40m)

Double-glazed window to the front elevation, built-in cupboard, radiator

Shower Room

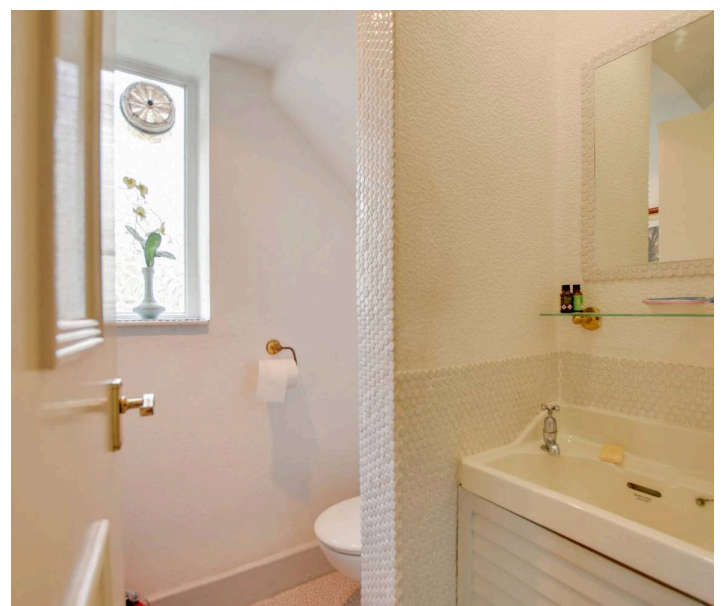
9' 10" x 5' 7" (2.99m x 1.70m)

Double-glazed window to the front elevation, walk-in tiled shower with overhead rainfall shower and handheld shower, wash hand basin, tiled walls, tiled flooring, inset ceiling spotlights, extractor fan, heated chrome towel rail.

Separate WC

5' 9" x 5' 10" (1.74m x 1.77m)

Double-glazed window to side elevation, low-level WC, tiled floor.









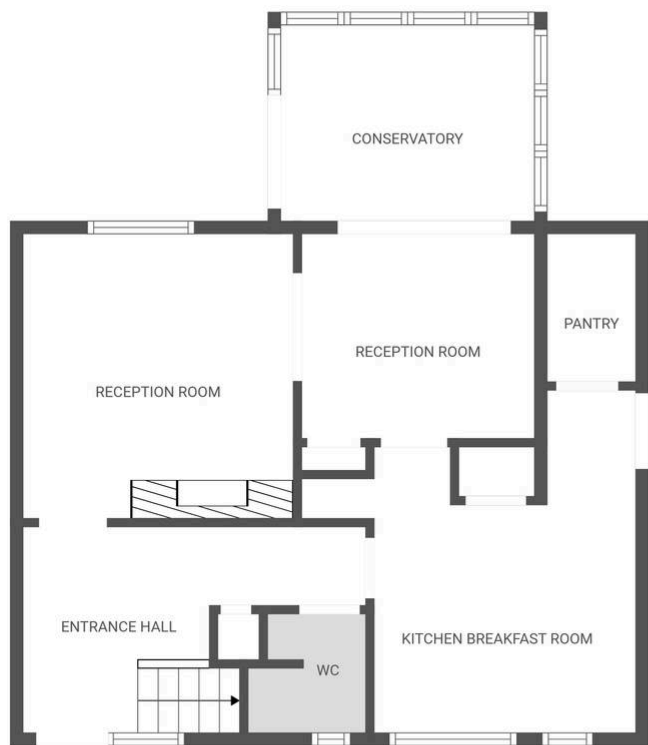
FRONT GARDEN

Small front garden with mainly lawned frontage and flower beds with mature inset shrubs

REAR GARDEN

Paved patio area, further paved seating area, side door to garage and side access, mainly lawned, hedging and fencing to perimeter, flower beds with mature shrubs and trees





Ground floor



1st floor

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





The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



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