



## Evington Road, Evington

In the Region of £450,000

An attractive FOUR BEDROOM bay fronted semi-detached property situated within Evington. The property retains some of its ORIGINAL FEATURES and a MODERN STYLE fitted kitchen dining room.

Council Tax band: D

Tenure: Freehold

Energy Efficiency Rating: D





### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, radiator.

### **Reception Room One** 15' 10" x 12' 1" (4.83m x 3.68m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, fireplace with fire surround, wooden floor, radiator.

### **Reception Room Two** 13' 11" x 13' 2" (4.25m x 4.02m)

With double glazed doors to rear garden, fireplace with fire surround, wooden floor, radiator.

### **Kitchen Dining Room** 21' 3" x 12' 7" (6.48m x 3.84m)

With two double glazed windows to the side elevation, stainless steel sink and drainer unit with a range of wall and base units with work surface over, built-in double oven and five ring gas hob, chimney hood, built-in dishwasher, split level tiled floor, inset ceiling spotlights, radiator.



**Utility Room** 9' 5" x 5' 7" (2.86m x 1.71m)

With double glazed window to the side elevation, double glazed door to the rear elevation, walk-in pantry with shelving, plumbing for washing machine, wall mounted boiler, tiled floor, radiator.

**Ground Floor WC** 3' 10" x 2' 11" (1.17m x 0.89m)

With low-level WC, wash hand basin, tiled floor.

**First Floor Galleried Landing**

With original storage cupboards, loft access having skylight window and partial boarding.

**Bedroom One** 16' 2" x 12' 0" (4.93m x 3.67m)

With double glazed bay window to the front elevation, fitted wardrobes with box cupboards over, fireplace, picture rail, radiator.

**Bedroom Two** 13' 2" x 10' 9" (4.02m x 3.28m)

With double glazed window to the front elevation, fireplace, laminate floor, radiator.

**Bedroom Three** 13' 2" x 8' 4" (4.02m x 2.54m)

With double glazed window to the rear elevation, fireplace, laminate floor, radiator.

**Bedroom Four** 10' 4" x 10' 0" (3.15m x 3.05m)

With double glazed window to the rear elevation, wood effect floor, radiator.

**Bathroom** 7' 5" x 6' 9" (2.25m x 2.07m)

With double glazed window to the side elevation, bath with overhead rainforest shower and handheld shower, pedestal wash hand basin, heated chrome towel rail.

**Separate WC** 4' 10" x 3' 0" (1.48m x 0.91m)

With double glazed window to the side elevation, low-level WC.

**Front Garden**

A block paved frontage with hedging.

**Rear Garden**

A generously sized rear garden with paved seating area, outside stores, lawn area, flowerbeds and shrubs, fencing to perimeter, outside tap, gate to side access.

**Driveway** 2 Vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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