



The Circle, Evington

£360,000 Freehold

Extended three-bedroom semi-detached home on The Circle, offering versatile living space, generous garden, off-road parking and elevated rear views, well placed for local amenities and schooling.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



0116 274 5544





Entrance Porch

Tiled flooring with an internal door to the entrance hall.

Entrance Hall

Stairs to the first floor, an under-stairs storage cupboard, laminate flooring, and a tall radiator.

Reception Room One

13' 11" x 11' 3" (4.25m x 3.42m)

(into bay). Double-glazed bay window to front elevation, laminate flooring, four open doors to reception room two, and a tall radiator.

Reception Room Two

12' 1" x 11' 2" (3.69m x 3.41m)

Double-glazed doors to the rear garden, laminate flooring, a TV point, and a tall radiator.

Reception Room Three / Bedroom Four

12' 10" x 7' 4" (3.90m x 2.24m)

Double-glazed window to front elevation, laminate flooring, a cupboard housing the boiler, and a tall radiator.



Kitchen

13' 10" x 8' 10" (4.21m x 2.68m)

Double-glazed door and window to rear elevation, inset ceiling spotlights, and a stainless steel sink and drainer unit. Includes a range of wall and base units with worktops over, a breakfast bar, a gas cooker point with a stainless steel chimney hood over, and plumbing for both a washing machine and a dishwasher.

First Floor Landing

Double-glazed window to side elevation, loft access with pull-down ladder leading to a partly boarded loft.

Bedroom One

13' 11" x 10' 8" (4.25m x 3.26m)

Double-glazed bay window to front elevation, fitted mirrored sliding wardrobes, and a tall radiator.

Bedroom Two

12' 0" x 11' 1" (3.65m x 3.37m)

Double-glazed window to the rear elevation, sliding mirrored wardrobes, and a tall radiator.

Bedroom Three

7' 9" x 7' 0" (2.35m x 2.13m)

Double-glazed window to the front elevation and a tall radiator.

Bathroom

7' 9" x 6' 4" (2.36m x 1.93m)

Double-glazed window to rear elevation, bath with shower over, tiled walls, extractor fan, and inset ceiling spotlights. Features a wash hand basin, low-level WC, wood-effect flooring, and a heated chrome towel rail.

Front Garden

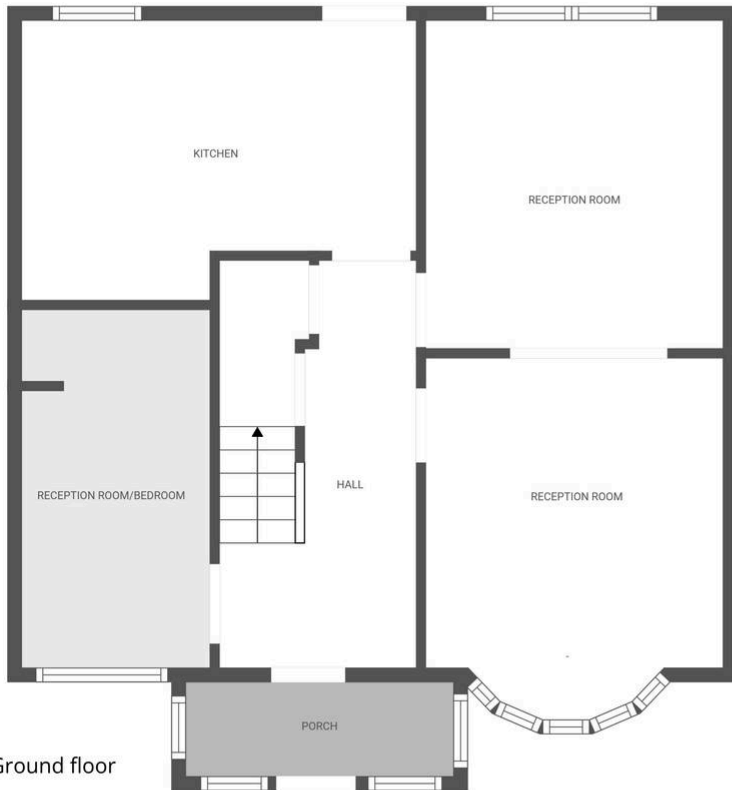
Block paved with outside lighting.

Rear Garden

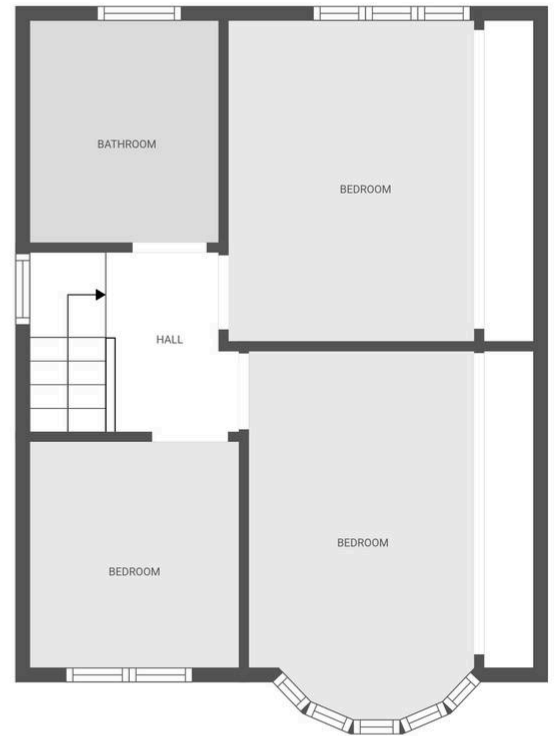
Paved patio with steps leading down to a mainly lawned garden, fencing to the perimeter, and a mature tree.

Driveway

For two vehicle



Ground floor



1st floor

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

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