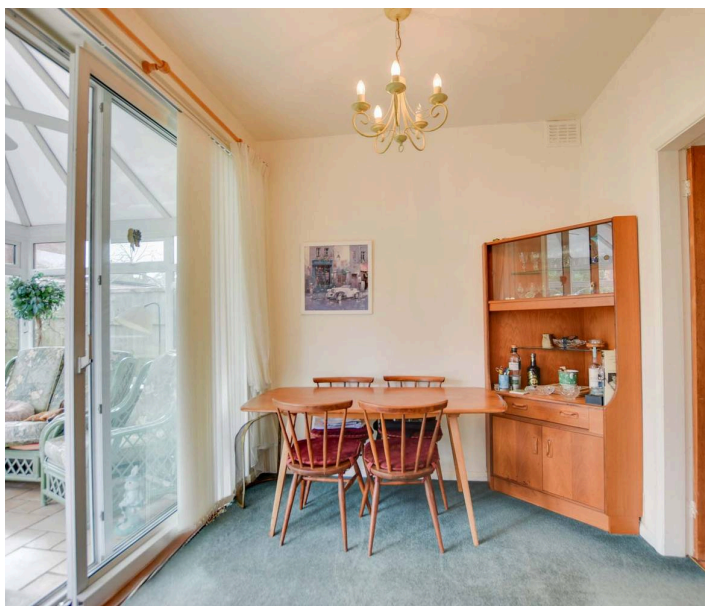


## Sedgebrook Road, Evington

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**

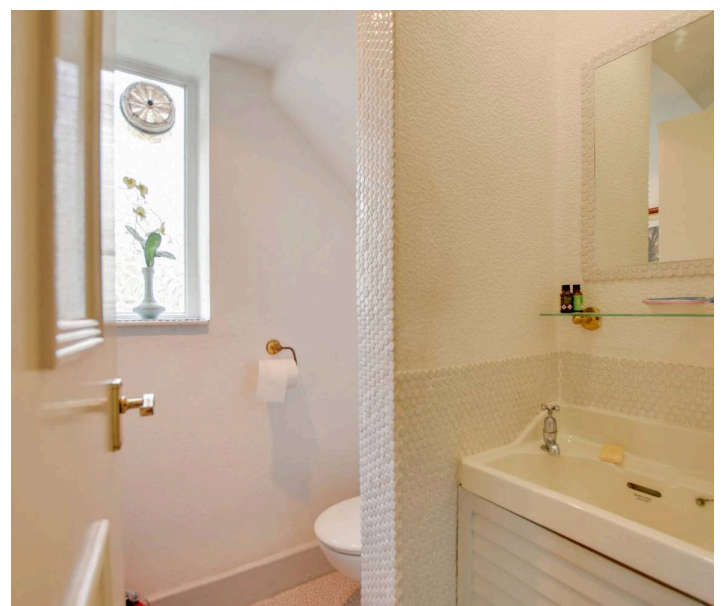
9' 10" x 5' 7" (2.99m x 1.70m)

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.









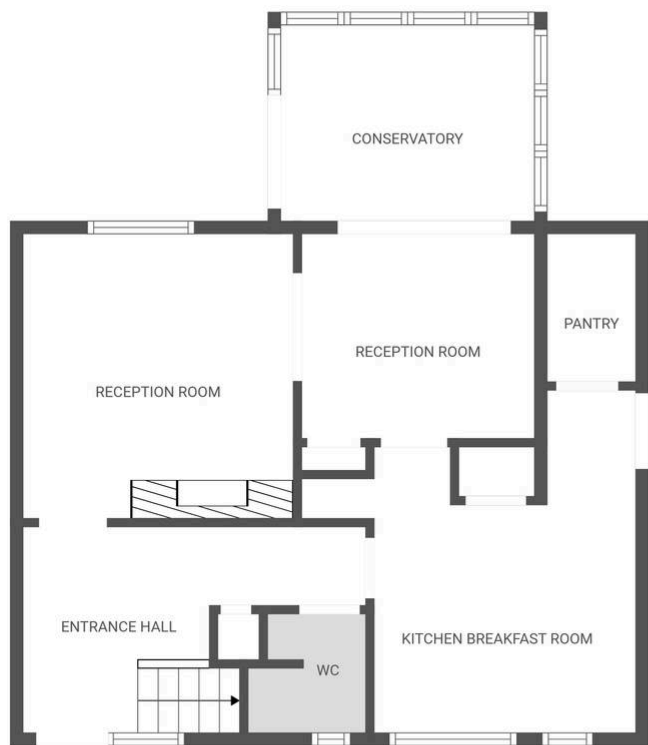
### **FRONT GARDEN**

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:

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.