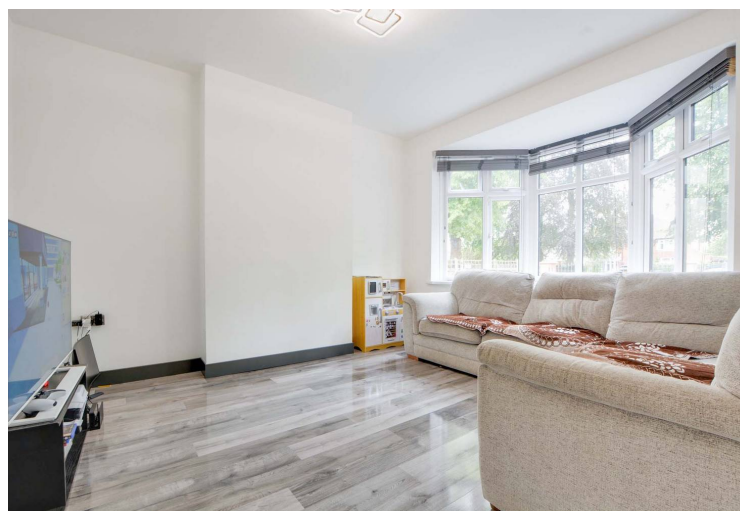


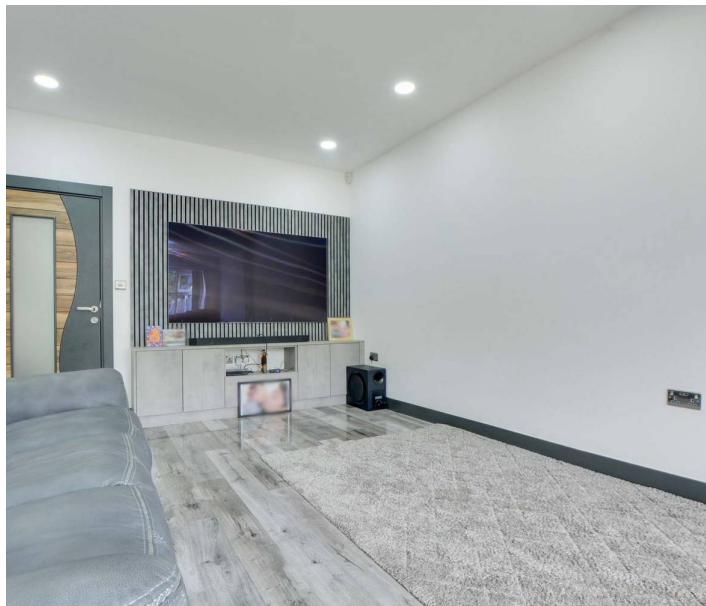


## Spencefield Lane, Evington

£525,000 Freehold

Extended 3-bed semi on Spencefield Lane! Features a luxury quartz kitchen, 2 reception rooms, impressive principal ensuite spa bath, gated driveway, garage & rear garden. Ready to move into!





#### **Entrance Hall**

Entered via a grey front door, welcoming hallway having ceramic tile flooring, feature spotlights, radiator, and stairs providing access to the first-floor landing.

#### **Reception Room One**

18' 1" x 11' 4" (5.51m x 3.46m)

Located on the front elevation, enjoying plenty of natural light flowing through the double-glazed window to the front elevation, wood-effect laminate flooring, television point, and radiator.

#### **Reception Room Two**

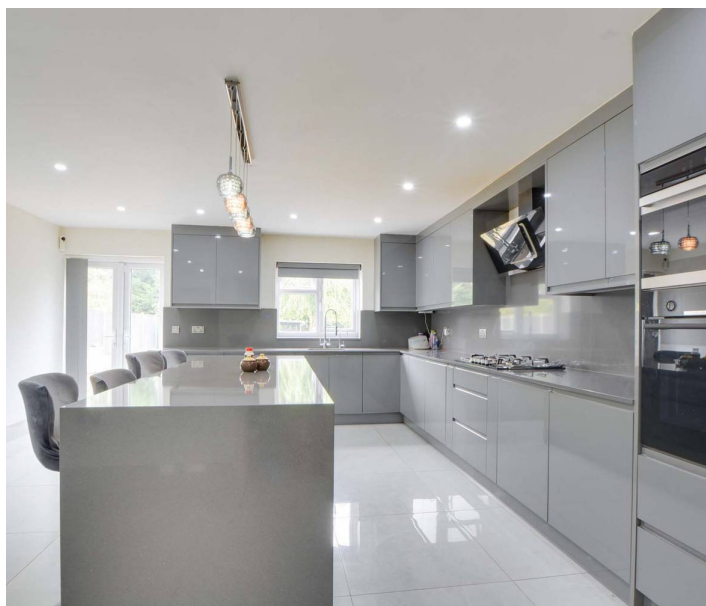
18' 8" x 11' 4" (5.70m x 3.45m)

Spacious, light, and airy second reception room featuring natural light via the double-glazed window to the rear elevation, wood-effect laminate flooring, feature spotlights, television point, and radiator.

#### **Dining Kitchen**

18' 8" x 15' 0" (5.70m x 4.57m)

Spacious, luxurious kitchen boasting plenty of natural light through double-glazed windows to the rear elevation and UPVC double-glazed French doors providing views and access to the rear garden. Features impressive ceramic tile flooring and a range of stylish grey glass base and wall units complemented by solid quartz counter work surfaces and a breakfast bar island. Integrated appliances include an inset 5-burner gas hob, double integrated oven with extraction hood above, integrated fridge, integrated freezer, and integrated dishwasher. Includes feature seating, spotlights, radiator, and door providing access to the utility area.





#### Utility Area

Having plumbing for a washing machine, a wall-mounted boiler, and a UPVC door providing access to the garage.

#### Downstairs WC

Comprising a low-level WC, a wash hand basin with under-basin storage, and a towel rail.

#### First Floor Landing

Natural light flows through a double-glazed window to the rear elevation and a double-glazed skylight window.

#### Bedroom One

13' 5" x 9' 9" (4.08m x 2.97m)

Impressive principal bedroom boasting plenty of natural light coming through the UPVC glazed bay window to the front elevation.

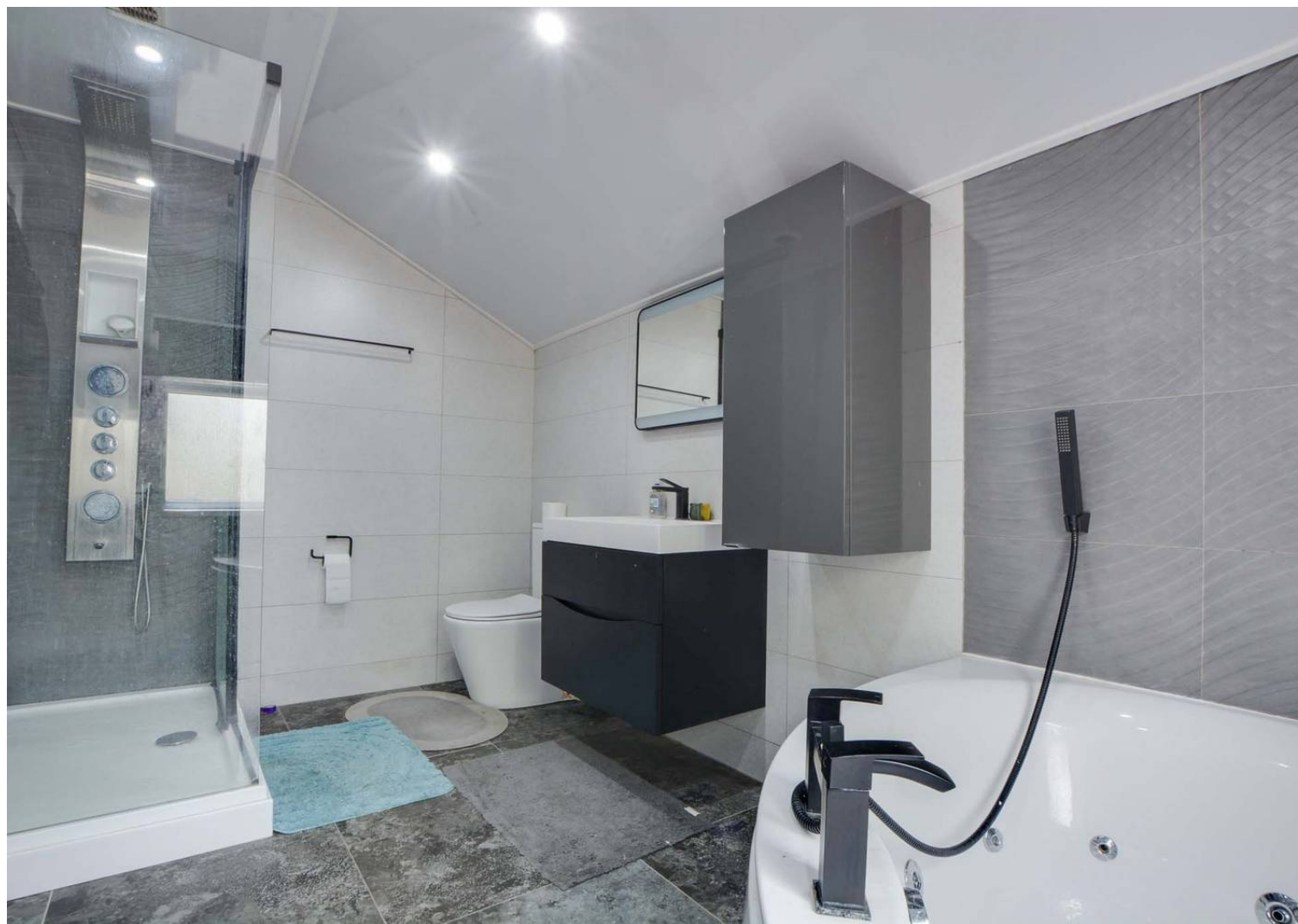
Featuring built-in wardrobes, a television point, radiator, and double doors providing access to a stylish ensuite.

#### Ensuite Bathroom

12' 2" x 7' 7" (3.70m x 2.31m)

Stylish four-piece suite with natural light through the obscure double-glazed window to the front elevation. Featuring a corner spa bath with mixer shower tap, separate shower cubicle with shower head over, low-level WC, wash hand basin with under-basin storage, feature ceiling spotlights, and a feature wall-mounted chrome radiator.









### **Bedroom Two**

12' 4" x 11' 4" (3.77m x 3.46m)

Having natural light flowing through the double-glazed window to the rear elevation, a television point, a radiator, and a door providing access to a walk-in wardrobe.

### **Walk In Wardrobe**

4' 7" x 3' 9" (1.40m x 1.14m)

Ample wardrobe storage and a door providing access to the shower room.

### **Shower Room**

6' 6" x 6' 4" (1.97m x 1.93m)

Having a double-glazed window to the side elevation, a shower cubicle with a shower head and shower screen, low-level WC, wash hand basin, ceramic tile flooring, spotlights, and a feature wall-mounted chrome radiator.

### **Bedroom Three**

11' 4" x 6' 6" (3.45m x 1.99m)

Having natural light flowing through the double-glazed window to the front elevation and a radiator.

### **Rear Garden**

Patio seating area leading to a lawned area, outbuilding, and fenced perimeter borders.

### **Driveway**

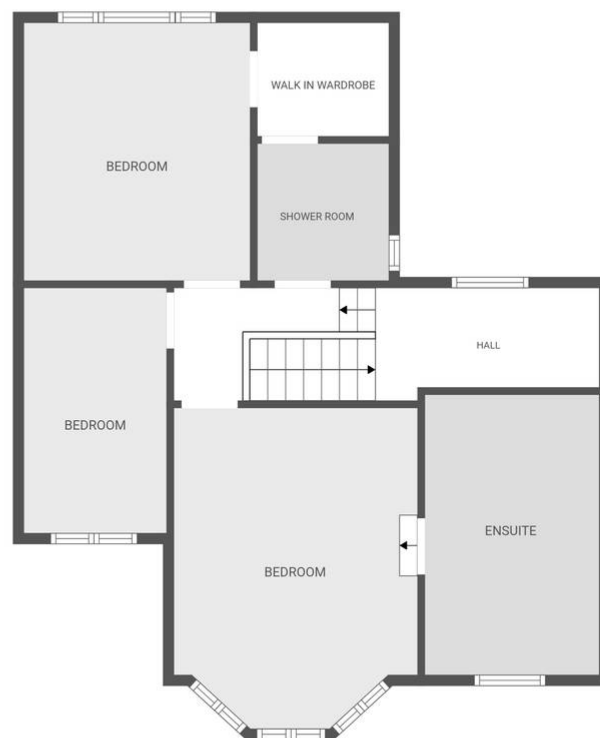
Driveway parking for approximately 3 vehicles, accessed via an electronically operated sliding gate

### **Garage**

Single garage suitable for a standard vehicle, with lighting, power points, and internal access via a UPVC door from the utility area



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: TBC

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



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