FOR SALE

FAIRFORD AVENUE, EVINGTON, LEICESTER, LE5 6HS

£360,000

FEATURES

- Freehold
- Spacious corner plot
- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Great location
- Potential off road parking for approx. 10+ cars
- Well presented throughout
- Large garage + driveway
- Potential to extend (stpp)

3 1 1 E

SETHS

3 Bedroom Detached Bungalow located in Evington

ENTRANCE HALLWAY
Carpeted, radiator, x2 storage cupboards

LOUNGE
17'10" x 11'5"
Carpeted, radiator, uPVC double glazed window, sliding patio door leading to conservatory

KITCHEN
12'2" x 8'6"
Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, integrated microwave, space for breakfast table, lino flooring, cladded walls, radiator, uPVC double glazed window, uPVC double glazed door to rear garden

BEDROOM 1
13'1" x 12'2"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
12'2" x 12'0"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
10'1" x 7'1"
Carpeted, radiator, uPVC double glazed window

SHOWER ROOM
Tiled flooring, tiled walls, shower cubicle with electric shower, wash hand basin with mixer tap, towel radiator, uPVC double glazed window

WC
WC, wash hand basin with mixer tap and splashback tiles, uPVC double glazed window

CONSERVATORY
Carpeted, door leading to garden

OUTSIDE
To the front of the property is a wrap around lawned area along with a slabbed driveway for multiple vehicles leading on to the large garage. To the rear of the property is a low maintenance garden with a slabbed patio area ideal for outdoor dining. There is also access to the sun room and the garden is secluded with wooden fence and brick walls surround.

COUNCIL TAX BAND - C

GROUND FLOOR

Call us on

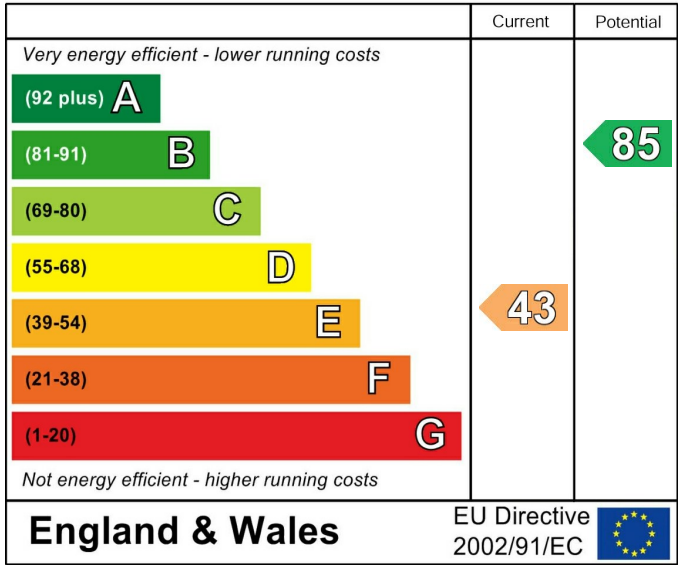
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

C

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS