

FOR SALE



DOWNING DRIVE
EVINGTON
LEICESTER
LE5 6PD

£550,000

FEATURES

- Detached House
- Extended property
- Through Lounge
- Bathroom + shower room + downstairs WC
- Driveway for 3 cars + integral single garage
- Sought after location
- 5 Bedrooms
- Kitchen / Diner
- Conservatory
- Generous garden



 **SETHS**

5 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

THROUGH LOUNGE

24'5" x 13'5"

Laminate flooring, x2 radiators, fireplace, uPVC double glazed bay window, sliding doors leading to conservatory

KITCHEN / DINER

20'7" x 14'3" (kitchen area) x 9'10", 29'11" (diner)

Fitted wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap, plumbing for dishwasher, space for American fridge/freezer, space for dining table, radiator, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed French doors leading to rear garden, uPVC double glazed door leading to conservatory

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, radiator, tiled flooring.

CONSERVATORY

19'10" x 7'8"

Tiled flooring, AC unit, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

BEDROOM 1

11'9" x 10'5"

Laminate flooring, fitted wardrobes, radiator, uPVC double glazed window

BEDROOM 2

10'11" x 9'6"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

10'6" x 8'8"

Laminate flooring, radiator, uPVC double glazed bay window

BEDROOM 4

11'7" x 10'6"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 5

8'2" x 6'10"

Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, radiator, vinyl flooring, tiled walls, extractor fan

BATHROOM

WC, wash hand basin with mixer tap, corner bathtub with mixer tap and shower overhead, towel radiator, vinyl flooring, tiled walls, extractor fan, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is a driveway with off road parking for three cars. There is also access to a single, integral garage via an up and over door. To the rear of the property is a spacious garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is the added benefit of a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: D

Council Tax Rate: £2,407.72

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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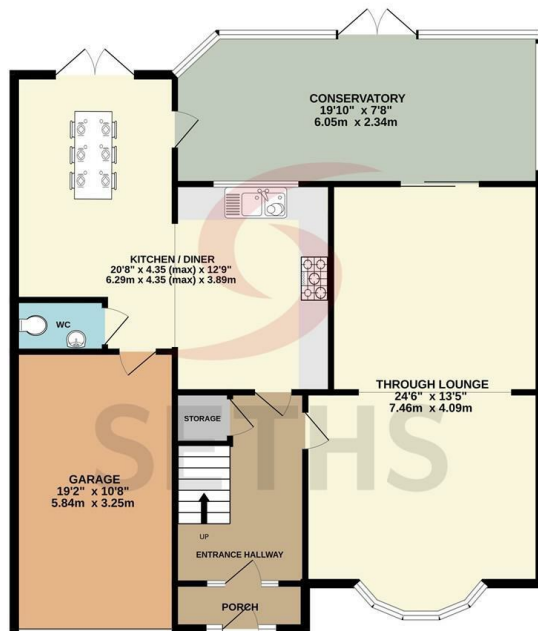
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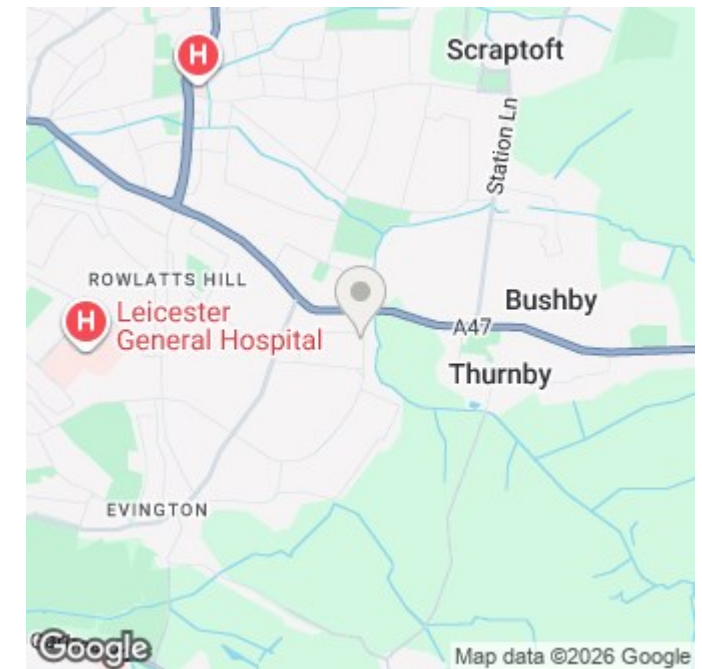
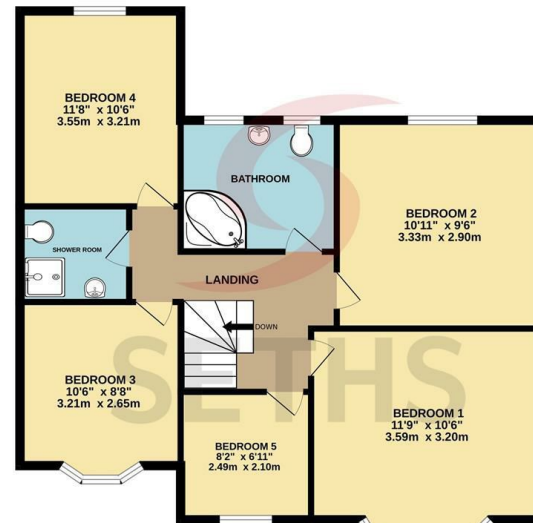
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



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.

