



*****PERFECT FAMILY HOME!! SOUGHT AFTER LOCATION*****

Situated in the ever so popular area of EVINGTON, this EXTENDED 5 Bedroom Semi Detached House is conveniently located close to Madani Islamic School, Various Mosques and numerous other amenities.

The accommodation comprises entrance porch, entrance hall, sitting room, spacious lounge, dining room, fitted kitchen, downstairs shower room with WC, five bedrooms and a family bathroom. The property benefits from a driveway providing parking for 2 cars, a garage, rear garden, gas central heating and uPVC double glazing.

Viewing by appointment only

GROUND FLOOR

ENTRANCE HALL

Carpeted, Radiator, Under stairs storage cupboard, Staircase leading to first floor

SITTING ROOM

14' 7" x 12' 11" (4.46m x 3.96m) Carpeted, x2 Radiators, uPVC Double Glazed Bay Window

LOUNGE

29' 1" x 10' 10" (8.87m x 3.32m) Carpeted, x3 Radiators, uPVC Double Glazed Window, Side access door leading to Dining Room



DINING ROOM

Carpeted, uPVC Double Glazed Window, Radiator, Dining Table, Fitted showcase unit

KITCHEN

14' 0" x 10' 5" (4.27(max)m x 3.20m) Fitted wall and base units with worktops over, 6 gas hob cooker with oven and grill, Sink with mixer tap, Splashback tiles, uPVC Double Glazed Window, uPVC Double Glazed Door leading to rear garden



DOWNSTAIRS SHOWER ROOM

Tiled walls and flooring, WC, Wash Hand Basin with mixer tap, Shower, Extractor fan

FIRST FLOOR

BEDROOM 1

15' 9" x 11' 5" (4.81m x 3.50m) Carpeted, x3 Radiators, uPVC Double Glazed Bay Window

BEDROOM 2

13' 3" x 10' 11" (4.06m x 3.33m) Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 3

10' 6" x 12' 1" (3.22m x 3.70(min)m) Carpeted, Radiator, uPVC Double Glazed Window

BEDROOM 4

11' 8" x 10' 6" (3.58(min)m x 3.22m) Carpeted,

Radiator, uPVC Double Glazed Window

BEDROOM 5

Carpeted, Radiator, uPVC Double Glazed Bay Window

FAMILY BATHROOM

Lino flooring, Tiled walls, Corner bath tub with mixer taps and shower overhead, Wash Hand Basin with mixer tap, WC, Towel radiator, uPVC Double Glazed Window.

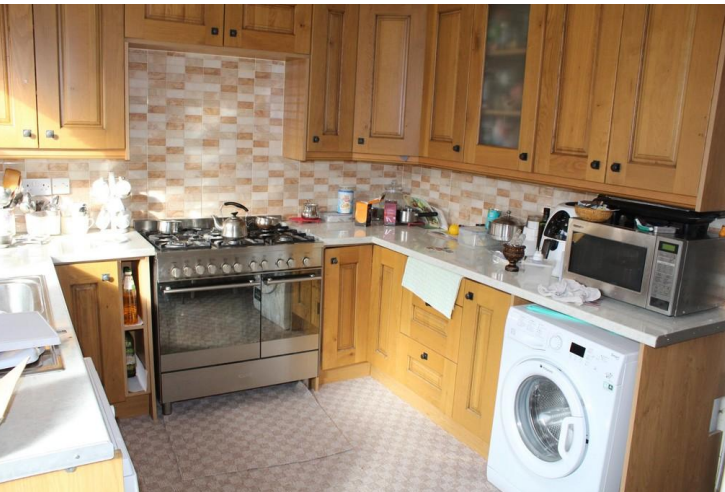
GARAGE

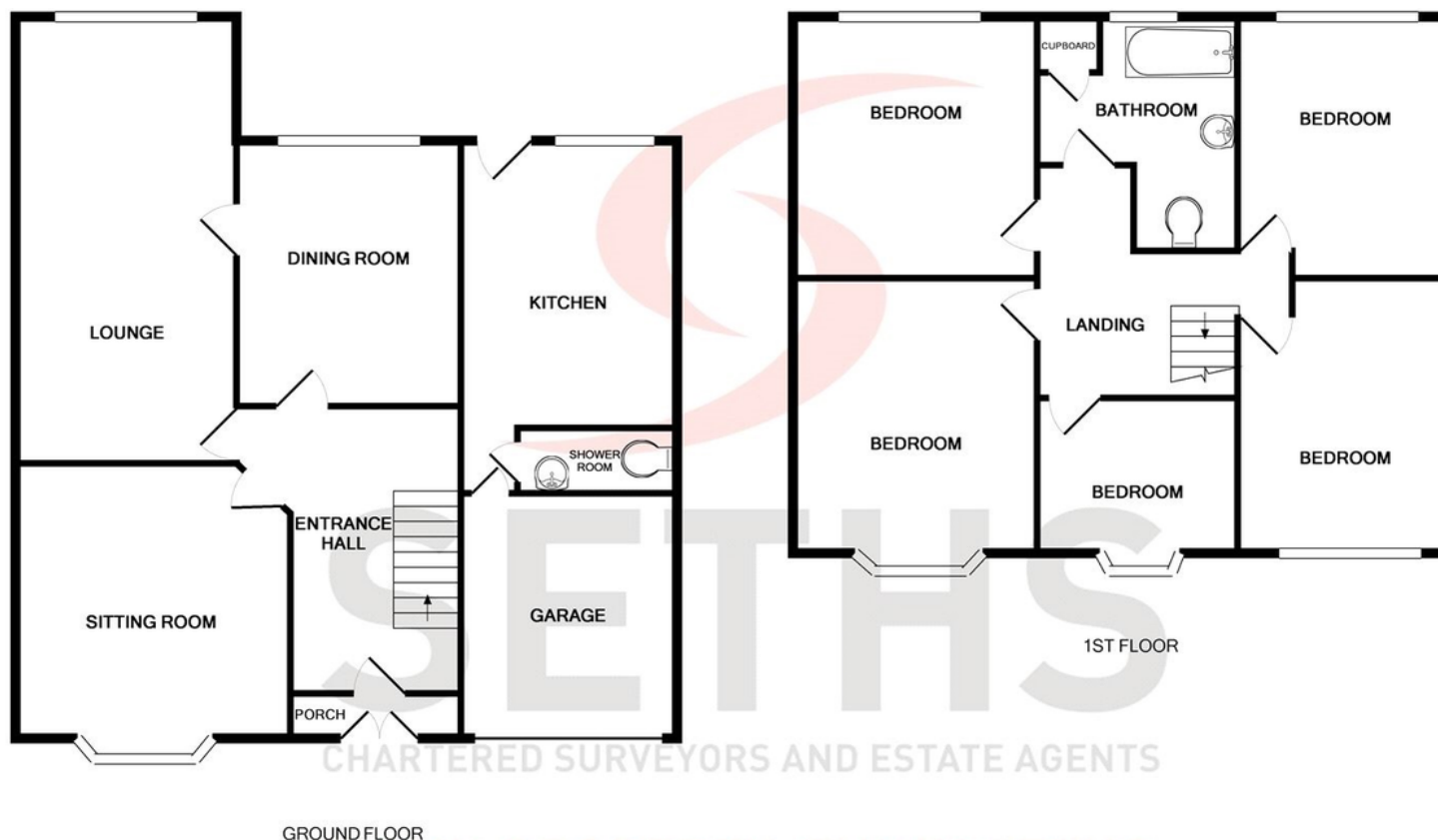
Electronic up and over door, Currently used as storage

OUTSIDE

To the front of the property is a driveway for 2 cars with bricked wall and fence surround. To the rear is a garden with concrete walkways to the

edges with a grassed area at the centre. A Storage shed is also located to the far end.





Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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