



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**The Hollow**  
Evington Village, Evington

**Offers Over £425,000**

[www.seths.co.uk](http://www.seths.co.uk)

## **\*\*STUNNING PROPERTY\*\***

Seths are delighted to bring to market this 4 BED DETACHED property located in the ever so popular area of EVINGTON VILLAGE. Located on a quiet Cul de sac and within close proximity of many local amenities and schools, this would make an ideal family home. The property comprises of an Entrance area, Open Plan Sitting Room, Spacious Lounge / Living Room, Stunning Fitted Kitchen / Diner, 4 Bedrooms inc Master with en suite + Walk in wardrobe, Family Bathroom, Downstairs WC and a separate Utility Area. The property also benefits from a Double Garage, Driveway and a Generous sized garden.

Call Seths now to confirm your interest

### **GROUND FLOOR**

#### **ENTRANCE AREA**

Tiled flooring with underfloor heating, Radiator, uPVC Double Glazed Window, Door leading to double garage

#### **OPEN PLAN SITTING ROOM**

23' 5" x 19' 1" (7.15 (max)m x 5.83m) Tiled flooring with underfloor heating, Part carpeted, x2 Radiators, Staircase leading to first floor, Access to Kitchen / Diner and separate Living Room / Lounge, uPVC Double Glazed Window



#### **KITCHEN/DINER**

18' 4" x 12' 5" (5.61(max)m x 3.81m) Well presented fitted kitchen with wall mounted and base level cupboards and drawers with worktops over, Fitted Fridge/Freezer, Fitted grill and oven, Integrated 5 ring gas hob with extractor hood, Fitted Island / Breakfast Area, Sink with drainer and mixer tap, Tiled flooring with underfloor heating, Partly tiled walls, Sliding door leading to utility area, Spotlights, uPVC Double Glazed Bay Window



### **LOUNGE / LIVING ROOM**

17' 5" x 14' 2" (5.31m x 4.32m) Carpeted, Radiator, Fireplace, Bi-folding uPVC Double Glazed Patio Doors leading to rear garden, uPVC Double Glazed Window

### **DOWNSTAIRS WC**

Laminate Flooring, WC, Wash Hand Basin with mixer tap and storage unit beneath, Splashback tiles, Towel Radiator, uPVC Double Glazed Window

### **DOUBLE GARAGE**

With up and over doors, Door leading to side access and rear garden

### **FIRST FLOOR**

#### **MASTER BEDROOM**

13' 5" x 12' 7" (4.10(max)m x 3.86m) Carpeted,

Fitted cupboard including separate walk in wardrobe, Radiator, uPVC Double Glazed Window, Sliding door leading to Ensuite

#### **ENSUITE**

Tiled floor and walls, WC, Wash Hand Basin with mixer tap and vanity unit, Walk in shower, Towel radiator, Spotlights, uPVC Double Glazed Window

#### **BEDROOM 2**

14' 9" x 9' 8" (4.51m x 2.96m) Carpeted, Radiator, Fitted Wardrobe, uPVC Double Glazed Window

#### **BEDROOM 3**

14' 1" x 8' 2" (4.30m x 2.50m) Carpeted, Radiator, Fitted Wardrobe, uPVC Double Glazed Window

#### **BEDROOM 4**

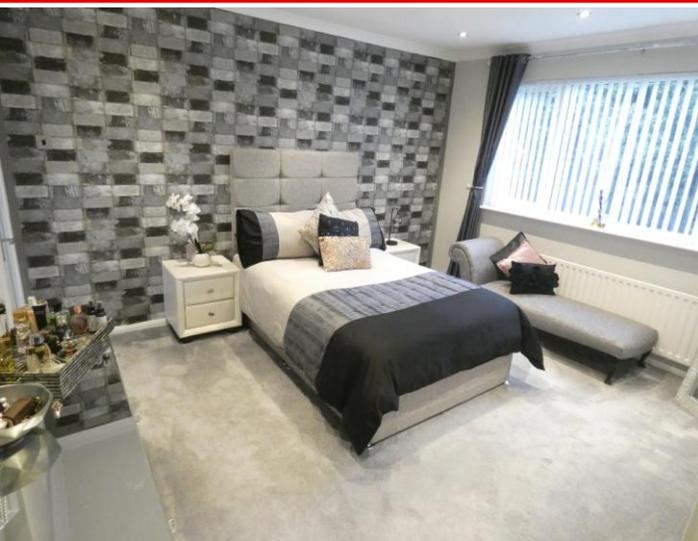
10' 11" x 6' 9" (3.34m x 2.07m) Carpeted, Radiator, uPVC Double Glazed Window

#### **FAMILY BATHROOM**

Tiled floor and walls, 3 pc suite comprising of WC, Wash Hand Basin with mixer tap, Bathtub with detachable shower head, Separate shower cubicle, x2 Towel Radiators, Spotlights, uPVC Double Glazed Window

#### **OUTSIDE**

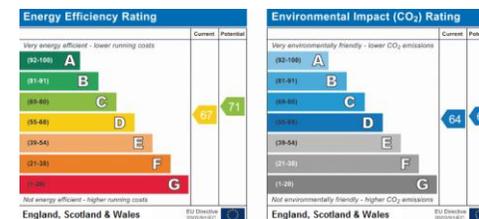
To the front of the property is a driveway with space for 2 / 3 cars. To the rear of the property is a spacious garden; mainly grassed lawn and partly slabbed ground with fence and trees surround



GROUND FLOOR



1ST FLOOR



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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