




SETHS
THINK PROPERTY...THINK SETHS

Tavistock Drive
Evington, Leicester

Offers over £370,000
www.seths.co.uk

****Potential to extend stpp****

A 3 Bedroom Detached property situated in the ever so popular area of EVINGTON. Located closely to schools and other local amenities, this property would make an ideal family home. In brief, the property comprises of an Entrance Porch, Entrance Hallway, Through Lounge, Kitchen, Conservatory, 3 Bedrooms, and a Jack and Jill Bathroom. The property benefits from gated access to the front driveway with space for numerous cars, an added WC to the rear and a tandem garage.

Call Seths now for viewing arrangements

GROUND FLOOR

PORCH Radiator, Sliding door leading to entrance hallway

ENTRANCE HALLWAY Laminate flooring, x2 Radiators, Staircase leading to first floor

LOUNGE 28' 4" x 11' 11" (8.65m x 3.65m) Laminate flooring, x2 Radiators, uPVC Double Glazed Bay Window, Electric fireplace

KITCHEN 9' 8" x 7' 10" (2.97m x 2.39m) Wall and base units with worktops over, 4 ring gas hob with electric oven and extractor hood, Sink with mixer tap and splashback tiles, Lino flooring, uPVC Double Glazed Window, uPVC Double Glazed Door leading to side aspect

CONSERVATORY 17' 5" x 11' 8" (5.33m x



3.57m) Laminate flooring, x2 Radiators, Door leading to rear garden

WC WC, Laminate flooring, WHB with mixer tap

FIRST FLOOR

BEDROOM 1 12' 2" x 9' 9" (3.73m x 2.99m) Carpeted, Radiator, Fitted Wardrobe, uPVC Double Glazed Window



BEDROOM 2 12' 3" x 11' 3" (3.75m x 3.43m)
Carpeted, Radiator, Fitted Wardrobe, uPVC
Double Glazed Window, Ensuite/access to Jack
and Jill Bathroom

BEDROOM 3 9' 3" x 8' 0" (2.82m x 2.44m)
Carpeted, Radiator, uPVC Double Glazed
Window

BATHROOM Jack and Jill Bathroom, WC, Wash
Hand Basin with mixer tap, Bathtub with shower
overhead, Tiled walls and flooring, Towel
Radiator, Extractor Fan, uPVC Double Glazed
Window

OUTSIDE Gated access to the property with a
driveway for numerous cars. Space to the side of
the property with the potential to extend. To the
rear of the property is a good sized garden,
mainly grassed with fence surrounds and with

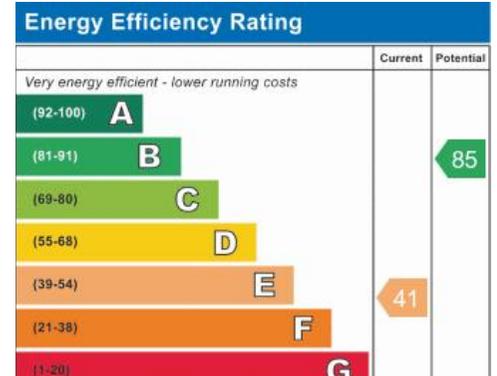
access to the garage.



GROUND FLOOR



1ST FLOOR



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