



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

**Grocot Road**  
Off Headland Road, Evington

**£248,000**

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

## Modernisation required

Being offered to the market for the first time in over 60 years and with no upward chain is this 3 Bedroom Semi Detached House located within the ever so popular area of EVINGTON. Situated close to Linden Primary School and Tesco Metro, this property would make an ideal family home. In brief the property comprises of an Entrance Hallway, Lounge, Kitchen, Dining Area, 3 Bedrooms and a Family Bathroom. The property also has the potential for a driveway to occupy multiple cars.

Call Seths now to arrange a viewing

### GROUND FLOOR

**ENTRANCE AREA** Tiled flooring, Radiator, Staircase leading to first floor

**LOUNGE** 16' 10" x 13' 7" (5.15m x 4.16 (max)m)  
Carpeted, x2 Radiators, Fireplace, x2 uPVC Double Glazed Windows

**DINING AREA** 8' 5" x 8' 3" (2.57m x 2.53m)  
Laminate flooring, Radiator, uPVC Double Glazed Window

**KITCHEN** Wall and base mounted units with worktops over, 4 ring gas cooker with oven and grill, Sink with mixer tap, Lino flooring, Radiator, uPVC Double Glazed Bay Window, Pantry

**LOBBY** Access to Storage / Outside WC, Door leading to side / rear garden



**WC** Tiled flooring, WC, Wooden single paned window

### FIRST FLOOR

**BEDROOM 1** 13' 1" x 10' 5" (4.01m x 3.20m)  
Carpeted, Radiator, uPVC Double Glazed Window, Storage Cupboard



BEDROOM 2 12' 3" x 9' 4" (3.75m x 2.85m)  
Carpeted, Radiator, uPVC Double Glazed  
Window, Storage Cupboard

BEDROOM 3 9' 1" x 7' 7" (2.79m x 2.33m)  
Carpeted, Radiator, x2 uPVC Double Glazed  
Windows, Storage Cupboard

## **OUTSIDE**

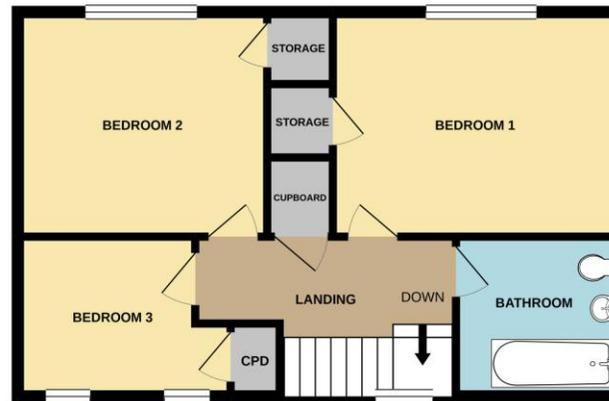
To the front of the property is a generous sized front garden with the potential to make a driveway for numerous cars. The front garden is mainly grassed / partly slabbed with a low level hedge surround. There is also the added benefit of a brick built storage outbuilding. The garden to the rear of the property is mainly slabbed / partly grassed perfect for those looking for a low maintenance garden



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OPENING HOURS**  
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