





SETHS

THINK PROPERTY...THINK SETHS

Gwendolen Road

Evington, Leicester

£325,000

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Occupying a generous plot in the popular location of Evington, is this extended three bedroom semi-detached home. The property boasts; three bedrooms, two bathrooms, two reception rooms and a fitted kitchen. Situated within walking distance of local facilities such as park, schools and shops the property is an ideal family home.

ENTRANCE HALL
24' 4" x 3' 0" (7.42m x 0.91m)
After entering through the upvc front door into the porch a further internal door leads into the hallway. The hallway has laminate flooring and provides access to two reception rooms and the kitchen. It also has a half landing staircase with cupboard under.

LIVING ROOM
11' 10" x 14' 09" (3.61m x 4.5m)
The front living room is bright and spacious and boasts; a front aspect double glazed Bay window, electric fire, laminate flooring and has ample space for furniture.

KITCHEN
9' 00" x 15' (2.74m x 4.57m)
The kitchen diner is located towards the rear of the property and comprises; a four ring gas hob with electric oven under and stainless steel extractor fan over, preparation surfaces with inset stainless steel sink drainer and Chrome mixer tap, base units under with a matching range of wall mounted high level cupboards over, an enclosed combination boiler, plumbing for a washing machine and space for a free standing fridge freezer. The kitchen further benefits from a side elevation double glazed window and space for a dining table and chairs.



RECEPTION ROOM
11' 10" x 12' 4" (3.61m x 3.76m)
The second reception room again has laminate flooring, a double glazed window to the rear elevation and a wall mounted radiator.



WET ROOM SHOWER
7' 00" x 7' 2" (2.13m x 2.18m)
Located to the rear elevation the downstairs wet room consists of a low level WC, pedestal wash hand basin, and wall mounted gas shower with glass screens. The wet room has wall and floor tiling and further has a double glazed frosted window to the side elevation.

MASTER BEDROOM
12' 5" x 14' 1" (3.78m x 4.29m)
The largest of the double rooms, the master bedroom has a range of fitted wardrobes cupboards and dressing table come out there is two double glazed windows to the front elevation and ample space for further furniture.

BEDROOM TWO
12' 00" x 12' 5" (3.66m x 3.78m)
The second of the double bedrooms is bedroom two, this room boasts a rear elevation double glazed window and has a fitted cupboard. It has ample space for furniture such as a bed, drawers and wardrobes.

BATHROOM
6' 00" x 4' 10" (1.83m x 1.47m)
The upstairs bathroom consists of a white three piece suite comprising; a standard low level WC, vanity wash hand basin and a bathtub, it also has a double glazed frosted window to the side elevation and heated towel rail.

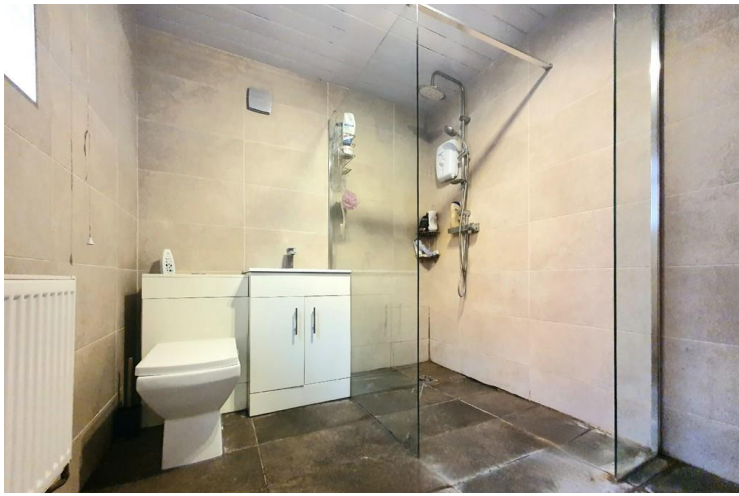
BEDROOM THREE
9' 2" x 8' 9" (2.79m x 2.67m)
The third bedroom is located to the rear elevation of the property and has laminate flooring and a side elevation double glazed window there is also a built in cupboard.

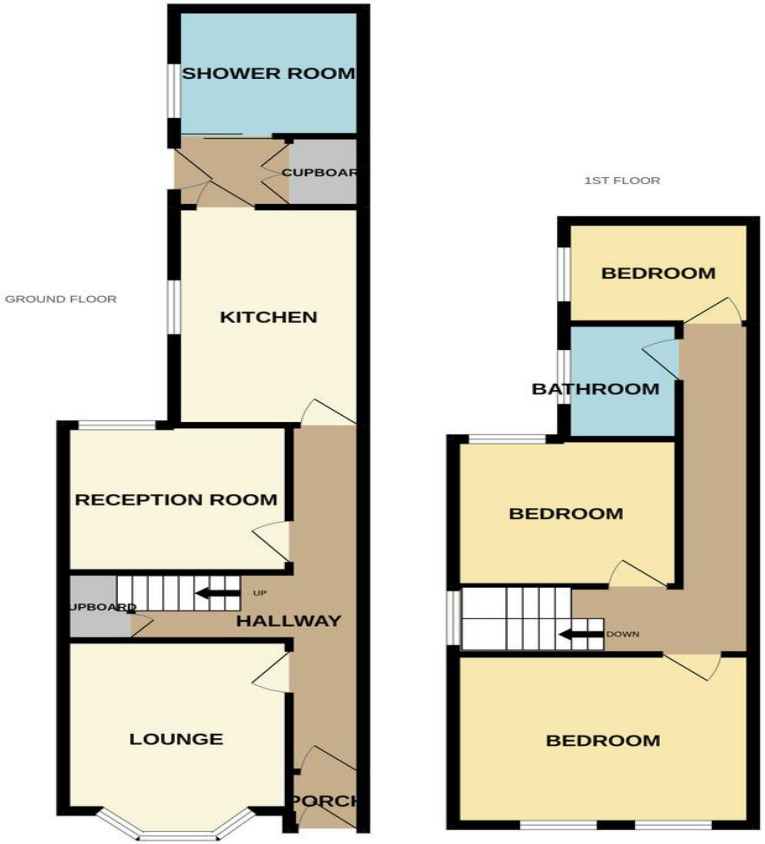
OUTSIDE
The plot ahs a small slabbed area to the front and to the rear there is a generous garden mostly consisting of a patio and lawn/shrub area, there is also a good size shed and access from front to back is provided from a side entry.

ADDITIONAL INFORMATION
Tenure: Freehold
Council Tax Band: D









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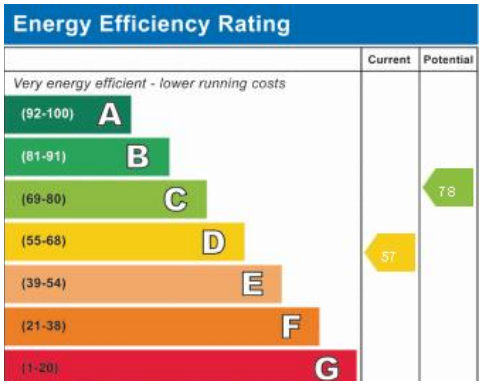

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