



Wintersdale Road

Evington, Leicester, Leicestershire, LE5
2GN

Asking Price Of £330,000

Kings are delighted to present this 5 BED DETACHED house in the very sought after area of EVINGTON. In close proximity to lots of local amenities including schools such as Willowbrook Mead Primary School and the City of Leicester College on Downing Drive.

CALL KINGS FOR VIEWINGS.



Property Features

- SOUGHT AFTER LOCATION
- Close to Local Amenities
- WELL PRESENTED THROUGHOUT
- Large Through Lounge
- Large Rear Garden
- GARAGE
- Off Road Parking
- Great Transport Links
- CALL KINGS FOR VIEWINGS

Full Description

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Situated in close proximity to local amenities including local shops and businesses and different places of worship.

CALL KINGS TODAY

ENTRANCE HALL

6' 5" x 15' 5" (1.98m x 4.70m)

UPVC front door leading into porch with double glazed windows and wood door leading into entrance hall, carpet laid to floor, ceiling light, wooden doors leading

into adjacent rooms and carpeted stairs leading up to first floor.

RECEPTION ROOM 1

13' 5" x 11' 3" (4.10m x 3.44m)

Wooden door leading into reception room 1 with carpet laid to floor, ceiling light, wall lights, TV point, gas fire, radiator fitted to wall and UPVC double glazed bay fronted window.

RECEPTION ROOM 2

20' 9" x 10' 11" (6.35m x 3.33m)

Wooden door leading into reception room 2 with open doorway from reception room 1, with carpet laid to floor, 2 ceiling lights, wall lights, radiator fitted to wall and UPVC double glazed sliding patio doors.

KITCHEN

17' 3" x 8' 11" (5.27m x 2.74m)

Wooden door leading into kitchen with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, fully fitted wooden units with granite effect worktops, integrated electric oven with 4 hob gas stove, 1 and 1/2 bowl sink with mixer tap and UPVC double glazed window/

DOWNSTAIRS BATHROOM

7' 10" x 7' 3" (2.41m x 2.22m)

Wooden door leading into bathroom with wood effect vinyl laid to floor, ceiling light laid to floor, heated towel rail fitted to wall, W/C, hand wash basin and glass shower cubicle.



PLAYROOM

7' 9" x 6' 9" (2.38m x 2.07m)

Wooden door leading into playroom with wood effect vinyl laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window. This room has potential to be used as anything that you require such as a study or extra bedroom as it has the bathroom right next door.

FIRST FLOOR LANDING

With carpet laid to floor, ceiling light, wooden doors leading into adjacent rooms and airing cupboard and loft access.

BEDROOM 1

14' 7" x 12' 0" (4.46m x 3.66m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed bay fronted window.



BEDROOM 2

10' 11" x 10' 11" (3.33m x 3.33m)

Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed window.



BEDROOM 3

7' 0" x 8' 2" (2.15m x 2.50m)

Wooden door leading into bedroom 3 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.



BEDROOM 4

11' 2" x 8' 7" (3.42m x 2.63m)

Wooden door leading into bedroom 4 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

BEDROOM 5

11' 2" x 10' 4" (3.41m x 3.15m)

Wooden door leading into bedroom 5 with carpet laid to floor, ceiling light, radiator fitted to wall, fitted wardrobes and UPVC double glazed window.

FAMILY BATHROOM

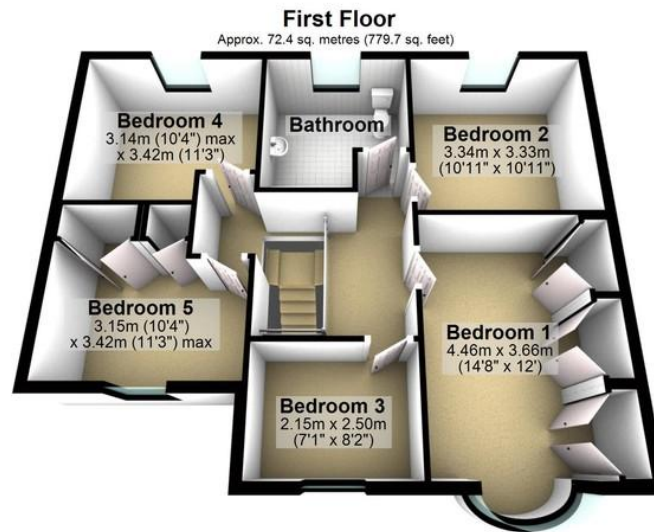
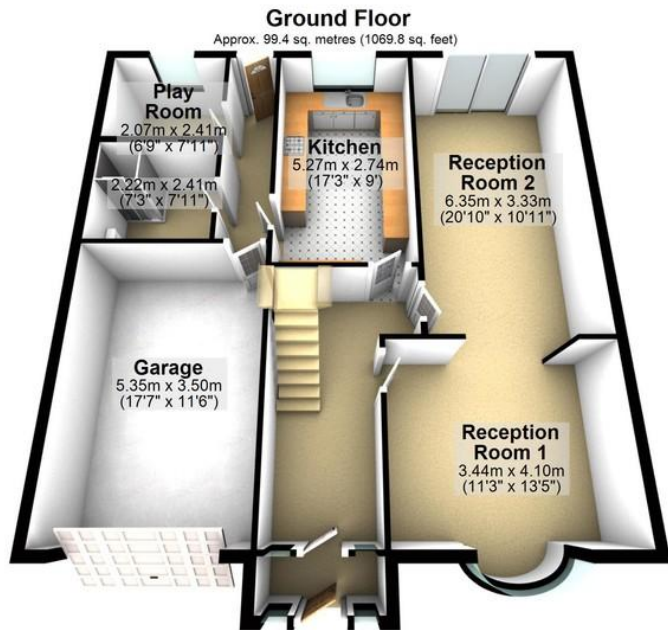
9' 5" x 8' 11" (2.88m x 2.74m)

Wooden door leading into family bathroom with vinyl laid to floor, walls fully tiled, W/C, bidet, pedestal hand wash basin, plastic panel bath tub with shower, heated chrome towel rail and radiator, fitted wall unit and UPVC double glazed window.

OUTSIDE

To the front of the property there is a small garden with off road parking for 1 car with potential to be able to extend this for multiple cars. To the rear of the property there is a fully enclosed rear garden with wooden fencing, a large patio area just outside the house which allows for a lovely seating area and steps leading down onto the lawn.





Total area: approx. 171.8 sq. metres (1849.5 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

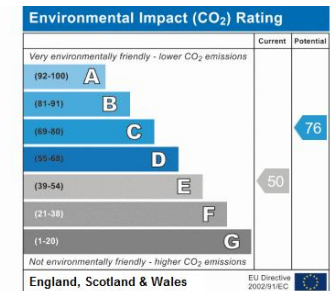
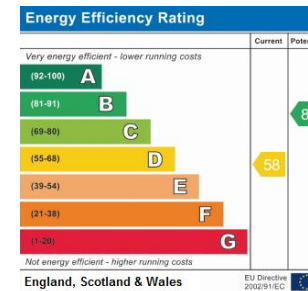
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band D

Viewings: By appointment only



Address:
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

