

## 11 TAVISTOCK DRIVE, EVINGTON



**£399,950**

4 x  1 x  1 x 

- *Four Bedrooms*
- *Extended Detached Family Home*
- *Fully Double Glazed*
- *Close to local amenities*
- *Family Bathroom*
- *Kitchen with Dining Area*
- *Good sized rear Garden*
- *Driveway for 3 Cars*

**0116 273 5373**

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## DESCRIPTION

Ace Properties Chartered Surveyors are proud to offer a stunning four-bedroom Semi-detached house in a sought-after area of Evington Road close to local amenities. Property benefits from gas central heating full double glazing. Accommodation comprises of a spacious entrance hallway leading to large family lounge and fitted kitchen with dining area on the ground floor. First floor comprises of four bedrooms and separate family bathroom. Outside to the front is large garden with a driveway with parking space for three cars and to the rear is a fair-sized garden. Viewing is highly recommended

## DETAILS

### **Entrance Hall** x (0'0" x 0'0" )

Entrance Hall through double Glazed front door leading to the lounge to the right and kitchen straight up stairs leading to the first floor benefits from the air warm heating.

### **Lounge/Dinner** 7.6 x 3.6 (24'11" x 11'10" )

Comprising of windows to front and rear elevations TV point alarm senses warm air.

### **Kitchen** 4.75 x 3.6 (15'7" x 11'10" )

Kitchen dinette is mostly tiles with variety of floor standing and wall mounted modern units stainless steel sink unit with hot cold water supply for guess home cooker with electric and gas hot plates duel oven, access to under the stair cupboard for valuable storage double glaze windows to the rear elevation and double glaze window in French door foe separate access to the front elevation.

### **Utility Room** 2 x 2.5 (6'7" x 8'2" )

consist of variety of floor standing and wall-mounted kitchen units includes larger fridge freezer single stainless steel sink unit with hot and cold water supply plumbing for washing machine and dryer double glazed window to the side elevation space for full-size fridge freezer and access to the rear yard via Double Glaze door.

### **Landing** x (0'0" x 0'0" )

First floor stairs and landing giving access to four good sized bedrooms a family bathroom specially converted for elderly and disabled over the states storage cupboard with insulated hot water tank

### **Bedroom 1** 3 x 3.7 (9'10" x 12'2" )

Consisting of Double Glaze Window to the front elevation fitted cupboards and bedside cabinets and grill for hot air system with a television point

### **Bedroom 2** 3 x 2.6 (9'10" x 8'6" )

Benefits from Double get Double Glazed Repairs window to the right elevation fitted furniture with wardrobes dressing table and bedside cabinet hot air grills and access to the roof wait

### **Bedroom 3** 2.8 x 2.5 (9'2" x 8'2" )

Double Glaze Window to the front elevation electric storage heater and over the state cupboard for valuable store space

### **Family Bathroom** 2.3 x 1.7 (7'7" x 5'7" )

modernized bathroom with Double Glazing windows to the right elevation Laflesh WC and wall-mounted hand wash basin the bathroom is fully cleaned it and is prepared for elderly and disabled

### **Bedroom 4** 3.6 x 2.1 (11'10" x 6'11" )

The bedroom benefits from front and rear Double Glaze Window's

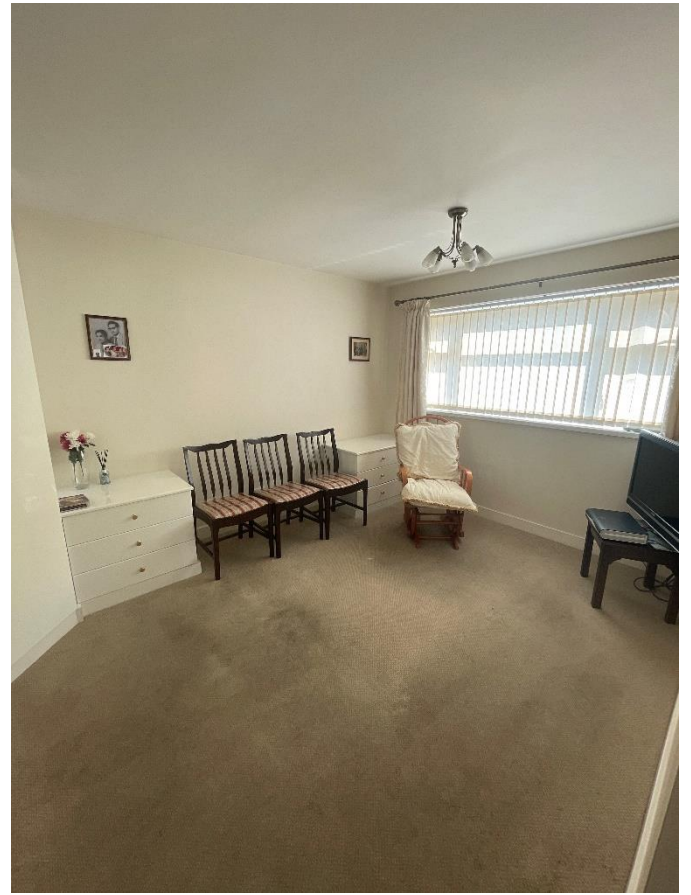
### **Rear Garden** x (0'0" x 0'0" )

Fully fenced regarding with a little patio and a grass guard garden nice and maintainable and manageable





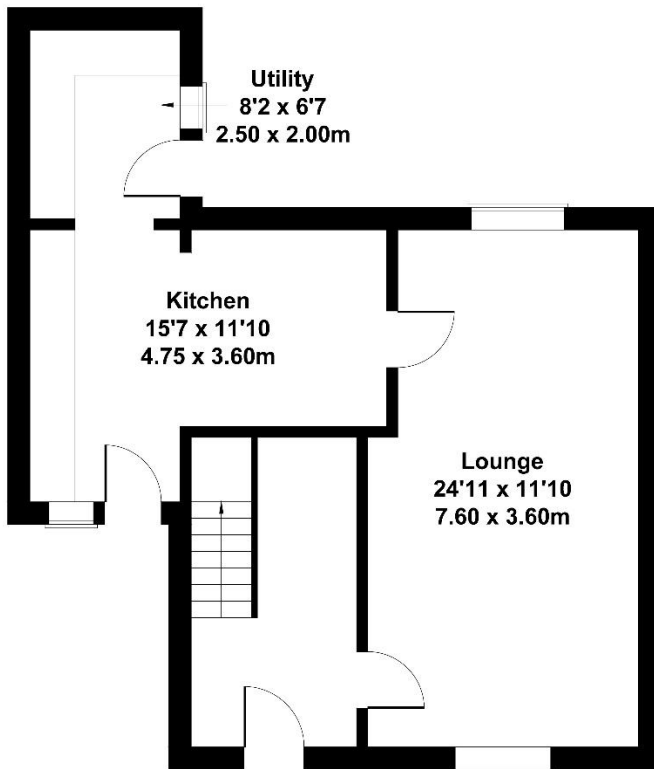




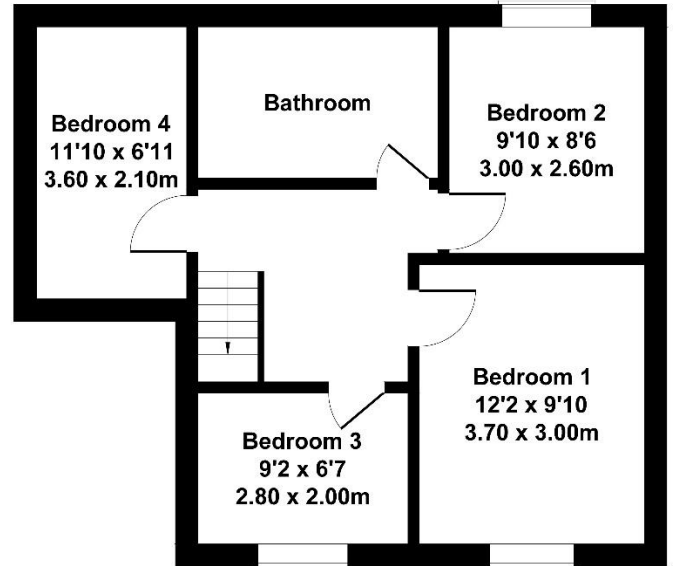
## FLOOR PLANS

# 11 Tavistock Drive Leicester LE5 5NT

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



## EPC CHARTS

Unavailable

Unavailable

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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