



54 Ethel Road, Leicester, LE5 5NA

Price: £350,000

3-Bedroom Detached Bungalow

The house is pleasantly situated in the popular sought after location of Evington, which benefits from a good range of local facilities and amenities. The property can be approached by proceeding south east of Leicester via the main A6 along London Road turning left adjacent to Victoria Park gates into Evington, following on to Evington Road, turn left at the mini roundabout onto Evington Valley Road. At the traffic lights turn right onto Ethel Road where number 54 can be located on the left hand side.



Porch - Enter via Double Glazed door, leading to the entrance hall.

Entrance Hall - Enter via a double glazed door into a bright and spacious entrance hallway. Incorporating a double recessed storage cupboard. Benefits from coving to ceiling, dado rail and parquet flooring.

Living Room, 13'29 x 12'6 (12'39 into chimney) - This modern spacious well presented room features double glazed patio doors leading to the patio area of the rear garden, double glazed window to side elevation, tiled mantle fireplace with gas fire. Plush carpeted floor. Coving to ceiling, dado rail, and central heating radiator.

Kitchen/Diner, 13'7 x 12'19 - This bespoke kitchen is fitted with a range of wall and base units with work surface over, stainless steel sink, hob with extractor hood over, integrated oven and microwave oven, dishwasher, lino flooring, UPVC double glazed window to rear elevation. Note: Wall units are of ceiling height. Door leading to rear garden.

Bedroom One, 14'7 x 10'03 - Expect to find a double-glazed bay window to the front elevation, coving to ceiling, feature wall and central heating radiator.

Bedroom Two, 10'83 x 10'27 - Comprises of a double-glazed bay window to the front elevation and central heating radiator.

Bedroom Three, 10'16 x 6'38 - Comprises of a window to side elevation and central heating radiator.

Bathroom, 10'85 x 8'38 - Generous in size, expect to find a three piece bath suite comprising of a w.c, panelled bath, hand washbasin. Part tiled walls and lino floor. Towel radiator, storage cupboard, obscure double glazed window to the side elevation.

Outside:

Front Garden - Neat and well maintained hedge giving privacy to this very attractive family home. Tarmac driveway for up to three cars leading to garage and access to rear garden.

Garage - Electric points.

Rear Garden - Spacious rear garden. Accessed from the living room, kitchen and covered walkway from the front of the property all leading up to the patio area, thereafter a immaculately presented lawned area surrounded by flower bedded border with an array of beautiful presented floral arrangements which will appeal to keen gardeners.

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