



5, FERMAIN CLOSE, EVINGTON, LEICESTER, LE5 6PL

£299,950

ANDREW GRANGER & CO

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Positioned at the head of a cul-de-sac, this three double bedroom, detached bungalow is offered for sale with no upward sales chain. The property benefits from having Upvc double glazing and gas fired central heating. The accommodation comprises of: Entrance lobby, entrance hall, inner hall, lounge, dining room and kitchen with utility off, three double bedrooms (One bedroom having separate W.C & wash hand basin) and family bathroom with coloured suite. Outside there is an established well kept garden to front aspect, tarmac driveway leading to garage. Enclosed rear garden which is mainly laid to lawn with a variety of mature trees. Viewing is highly recommended.

LOCATION

The bungalow is situated in a prime position at the head of a cul-de-sac, well located for everyday local amenities and services including renowned local public and private schooling including nursery day-care. City of Leicester & Judge Meadow Secondary School is situated just a few minutes' walk on Downing Drive and Masjid Umar Mosque and Islamic Centre are both within minutes' drive of the property, and further everyday amenities can be found along Uppingham Road, Main Street and Leicester City Centre. Leicester University, Leicester Royal Infirmary and city general hospitals are also easily accessible. Evington village offers a Leisure Centre, Park and play area, village green and bus routes.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged via Andrew Granger & Co 0116 2429922.

The property may be approached from Leicester via Uppingham Road (A47) turning right onto Spencefield Lane, first left into Welland Vale Road, fourth left into Walsgrave Avenue and second left into Fernain Close where the property can be located towards the head of the cul-de-sac easily identifiable by the Andrew Granger & Co for sale board.

ACCOMMODATION IN DETAIL

ENTRANCE VESTIBULE

Upvc double glazed double doors, tiled floor.

ENTRANCE HALL

Entrance door with side window, doors through to lounge & kitchen, built-in cupboard housing electric meter, radiator, loft hatch. Doorway through to Inner hallway.

INNER HALLWAY

Built in cupboards, airing cupboard housing wall mounted combination boiler & radiator, doors to bedrooms and bathroom, radiator.

LOUNGE 16'0" x 12'11" (4.881 x 3.957)

Aluminium double glazed sliding door to rear leading out to garden, Upvc double glazed window to rear aspect, coving to ceiling, gas fire with stone fireplace, 2x radiators, door through to Dining Room.

DINING ROOM 9'0" x 7'11" (2.757 x 2.432)

Upvc double glazed window to rear aspect, radiator, coving to ceiling. Door through to Kitchen.

KITCHEN 13'1" x 6'11" (3.997 x 2.111)

Fitted with a range of wall and base level units with worktop space over and stainless steel sink with mixer tap and tiled splashback. Integrated dishwasher, space for free standing cooker, extractor hood, space for fridge/freezer. radiator, Upvc double glazed window to front aspect. Doors to pantry and Utility/Covered side lobby.

UTILITY / COVERED SIDE LOBBY 16'4" x 6'3" (4.993 x 1.907)

Built-in cupboard with stainless steel sink and taps, plumbing for washing machine, Upvc double glazed door to rear, Upvc double glazed window to rear, Door and window to front leading out to covered area. Door to garage.

BEDROOM ONE 11'0" x 10'10" (3.377 x 3.320)

Fitted with a range of bedroom furniture to include a wardrobe, dressing table and drawers. Built-in cupboard, radiator, Upvc double glazed window to front aspect.

BEDROOM TWO 11'1" x 9'11" (3.397 x 3.030)

Built-in cupboards, radiator, Upvc double glazed window to front aspect.



BEDROOM THREE 17'5" x 8'10" (5.327 x 2.696)

Upvc double glazed window to front aspect & side aspect, radiator, wash hand vanity unit. Door to En suite W.C.

ENSUITE W.C

Fitted with a low flush W.C, radiator, Upvc double glazed window to side aspect.

FAMILY BATHROOM 8'1" x 5'8" (2.479 x 1.745)

Fitted with a three piece coloured suite comprising of bath with shower over, wash hand basin and low flush W.C, 2x Upvc double glazed windows to side aspect, tiled splashback, radiator.

GARAGE 16'4" x 8'7" (4.986 x 2.620)

Electrically operated up & over door to front aspect, gas meter, light and electric point.

OUTSIDE

Established well kept gardens to front aspect with lawn area and herbaceous borders, tarmac driveway with brick edging leading to garage. Gated side entry leading to enclosed rear garden which is mainly laid to lawn with paved patio and slate areas, flower boarder and a variety of mature trees.

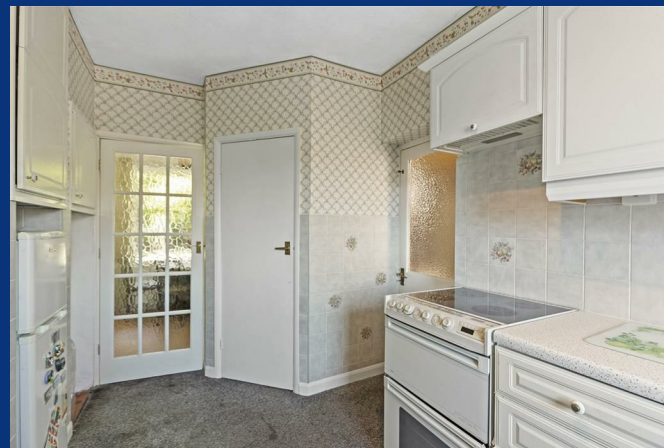
MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.





ENERGY PERFORMANCE CERTIFICATE

EPC rated - D

COUNCIL TAX

Council tax band - D

STAMP DUTY RATES

You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.

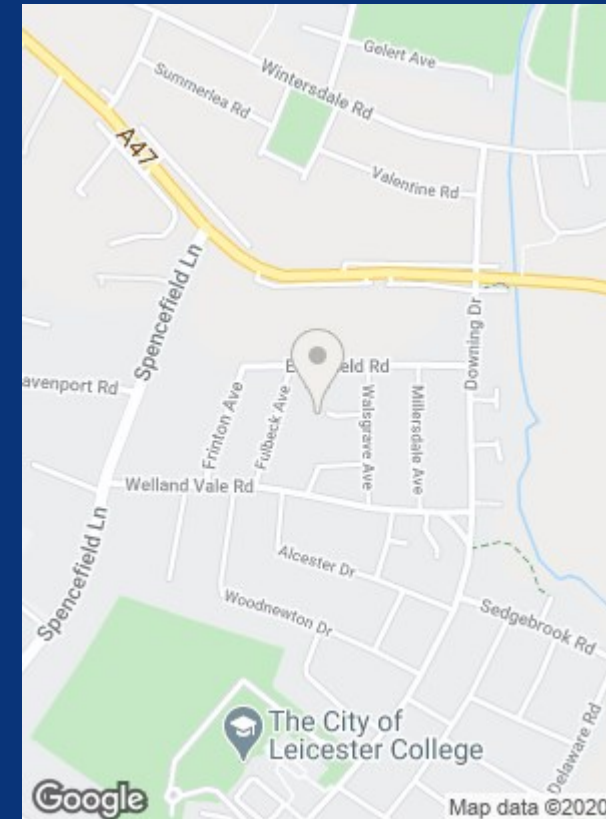


LOCATION



Ground Floor

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Call 0116 242 9922

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