





Marydene Drive, Evington

Offers Over £550,000 Freehold

Spacious, move-in ready 4-bed extended detached family home in sought-after Evington, featuring 4 reception rooms, extended dining kitchen, downstairs shower room, driveway for 3 cars, garage & garden

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Entrance Hall

Welcoming entrance hall accessed via a double-glazed door, finished with practical ceramic tile flooring. Features a useful built-in storage cupboard, a radiator, and a staircase rising to the first-floor landing.

Downstairs Shower Room

Convenient ground-floor shower room boasting ceramic tile flooring, a double-glazed window to the front elevation, and a feature chrome wall-mounted radiator. Fitted with a shower cubicle complete with shower head and screen, a low-level WC, a wash hand basin with tiled splashback, and a built-in cupboard.

Living Room

18' 5" x 12' 11" (5.61m x 3.94m)

Positioned at the heart of the home, this generous principal living room features a focal chimney breast incorporating a living flame gas fire with a marble surround and hearth. Finished with coving to the ceiling, a radiator, and a television point, it offers versatile open-plan flow via treble folding doors to both the study and the dining room.

Study / Optional Bedroom

10' 9" x 7' 5" (3.28m x 2.25m)

Bright and adaptable reception space enjoying natural light through a double-glazed window to the front elevation. Complete with coving to the ceiling and a radiator, making it equally suited as a home office or ground-floor bedroom.



Dining Room

13' 0" x 9' 4" (3.96m x 2.84m)

Well-proportioned formal dining area filled with natural light from a double-glazed window to the rear elevation and double-glazed French doors opening directly onto the rear garden. Finished with ceramic tile flooring, coving to the ceiling, a radiator, and an internal door leading into the dining kitchen.



Dining Kitchen

25' 0" x 12' 0" (7.61m x 3.66m)

Spacious extended dining kitchen bathed in natural light via a double-glazed window to the rear elevation, complemented by ceramic tile flooring, coving to the ceiling, and an under-stairs storage cupboard. Fitted with a comprehensive range of well-maintained oak base and wall units beneath granite-effect rolled-edge laminated work surfaces incorporating a stainless steel sink drainer with mixer tap, an inset four-ring gas hob and oven, plumbing for a washing machine, and a wall-mounted boiler enclosed within a cupboard. A double-glazed door provides access to the covered side passage leading to the front, rear garden, and garage.



Sitting Room

10' 9" x 738' 2" (3.28m x 225.00m)

Additional versatile reception room benefiting from natural light through a double-glazed window to the front elevation. Appointed with durable ceramic tile flooring, coving to the ceiling, and a radiator.

First Floor Landing

Central first-floor landing providing access to all four bedrooms and the family bathroom.













Bedroom One

16' 10" x 10' 1" (5.12m x 3.08m)

Generous principal bedroom enjoying plenty of natural light through a double-glazed window to the front elevation. Finished with coving to the ceiling and a radiator.

Bedroom Two

12' 0" x 11' 0" (3.66m x 3.36m)

Well-proportioned double bedroom featuring natural light from a double-glazed window to the side elevation, coving to the ceiling, and a radiator.

Bedroom Three

10' 2" x 10' 1" (3.11m x 3.07m)

Bright double bedroom enjoying natural light through a double-glazed window to the front elevation. Appointed with coving to the ceiling and a radiator.

Bedroom Four

9' 11" x 7' 10" (3.02m x 2.39m)

Comfortable fourth bedroom benefiting from natural light via a double-glazed window to the front elevation. Finished with coving to the ceiling and a radiator.

Bathroom

8' 8" x 8' 2" (2.64m x 2.48m)

Located at the rear of the property with natural light streaming through a double-glazed window to the rear elevation. Fitted with a four-piece suite comprising a bath with shower over and shower screen, low-level WC, wash hand basin, and bidet, complemented by tiled walls, ceramic tile flooring, and a radiator.

Front Garden

Offers charming kerb appeal with a neat, low-maintenance frontage.

Garden

Features a slab patio seating area leading onto a well-maintained lawn, enclosed by well-maintained fenced perimeter borders

Garage

Tandem Garage, with room for a car, leaving plenty of space for a workshop or extra storage, accessible via the driveway and the property's side passage.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Driveway

Off-road driveway parking accommodating approximately three vehicles

The property is situated within close proximity to schooling along nearby Spencefield Lane or Downing Drive. A range of everyday amenities can be found in Evington village or neighbouring Oadby, with a wide range of amenities available. Leicestershire's rolling countryside and regular bus links from Evington village and Uppingham Road are also within reach running to and from Leicester City Centre with its professional quarters and train station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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