



## Asking Price £350,000

**Winders Way, Aylestone, Leicester, LE2 8SS**

- Detached Bungalow
- Open plan living, dining and kitchen
- Bathroom
- Detached Double Garage
- Corner Property with Gated Driveway.
- Three Bedrooms
- Home Office
- Conservatory
- EPC Rating C Council Tax Band C
- Freehold



A fantastic opportunity to purchase this **THREE BEDROOM DETACHED BUNGALOW** situated on a **CORNER PLOT** with gated driveway and **DETACHED DOUBLE GARAGE** also benefiting from a **HOME OFFICE** in **AYLESTONE**.

The property has been completely redesigned by the current owners and benefits from **UNDERFLOOR HEATING** throughout, a **HEAT RECOVERER SYSTEM** and **SOLAR PANELS**.

The property comprises an open plan entrance hall area, open plan living, dining, kitchen, three bedrooms, conservatory and a bathroom.

To the rear is a decent sized garden with seating area, detached double garage with a home office and WC.

Local amenities are handy, with shops, eateries, and regular bus routes nearby, quick access to Fosse Park for broader shopping options. Transport links are excellent: the M1 and M69 motorways are easily reachable for commuters, while Leicester city centre close by.



**OPEN PLAN LOUNGE / DINING AREA**  
**22'4" x 13'5" (6.81 x 4.11)**

Double glazed sliding doors to rear leading into conservatory, door leading into bedroom one, underfloor heating.



**ENTRANCE HALL AREA**

Double glazed front door, spot lights, two built in cupboards, under floor heating.



**LOUNGE AREA**



**DINING AREA**



**OTHER APSECT**

**UTILITY ROOM**

**6'11" x 3'6" (2.11 x 1.07)**

Plumbing for washing machine, tiled floor, access to loft which is part boarded.



**KITCHEN AREA**

**12'10" max x 11'9" (3.92 max x 3.60)**

High gloss fitted units with granite worktops, under mount sink, central island with breakfast bar, electric induction hob with extractor, integrated 'Bosch' dishwasher and 'Bosch' Microwave and oven, space for American style fridge freezer, spot lights, underfloor heating, double glazed sliding doors to rear aspect leading into garden.



**BEDROOM ONE**

**17'9" x 8'3" (5.43 x 2.54)**

Double glazed window to rear aspect, underfloor heating.



**BEDROOM TWO**  
**11'10" x 10'11" (3.63 x 3.34)**

Double glazed window to front aspect with electric shutters, underfloor heating.



**BATHROOM**  
**8'11" x 8'9" (2.72 x 2.67)**

Free-standing bath with miser tap and shower handset, walk in shower with mains shower, wall mounted vanity unit with granite top, heated towel rail, low level W/C, tiled walls and floor, underfloor heating, spot lights, underfloor heating.



**BEDROOM THREE**  
**11'10" x 10'11" (3.63 x 3.33)**

Double glazed window to front aspect with electric shutters, underfloor heating.



**CONSERVATORY**  
**12'1" x 7'8" (3.69 x 2.36)**

Double glazed window to side and rear aspects, double glazed sliding patio door to rear leading out into the garden.

**DETACHED DOUBLE GARAGE**  
**22'2" x 17'6" (6.78 x 5.34)**

Up and over door, power, double glazed window to side aspect, and door to side.



**HOME OFFICE**  
**16'8" x 12'9" (5.10 x 3.91)**  
Currently used as a beauty salon

Built in storage cupboard, tiled floor, electric under floor heating, spot lights, double glazed window to rear elevation and double glazed door to side aspect.

Separate W/C, tiled floor, low level W/C, tiled walls, spot light, basin and extractor.



**OUTSIDE**  
Paved seating area, wide garden laid to lawn with flower borders and trees, water tap, aluminium gate to front aspect, set of wooden doors to side aspect.

To the front of the property is an electric gate leading onto a block paved driveway for numerous vehicles.



**FREE VALUATION**

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm

**DISCLAIMER**

Only the Solar Panels on the property will be left the others will be taken.

Details of the Tarif available on request at the office.



Total Area: 178.3 m<sup>2</sup> ... 1919 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agent and supplier will accept no liability for its accuracy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Barkers

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**THINKING OF SELLING?**

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- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

