SALES
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MANAGEMENT

Barkers Est.1985









Asking Price £395,000

Northdene Road, Leicester, LE2 6JH

- Spacious Semi Detached Family Home
- Through Lounge
- Sunroom
- Bathroom
- EPC Rating D Council Tax Band D
- Five Bedrooms
- Kitchen-Diner
- En-Suite Shower Room
- Rear Garden
- Freehold



An extended and spacious FIVE BEDROOM semi detached family home in WEST KNIGHTON.

The house briefly comprises an entrance hall, LARGE LOUNGE, inner hall, KITCHEN/DINER, SUNROOM and bedroom five with an en-suite shower to the ground floor.

On the first floor are four further bedrooms and a bathroom.

To the rear is a good sized garden with covered seating area great for entertaining.

There is a block paved driveway to the front of the home providing parking.

Convenient location for local schools and close to Leicester City Centre.



ENTRANCE HALLWAY
Double glazed front door, under stairs cupboard, coving, spot lights, radiator, staircase rising to first floor.



THROUGH LOUNGE
28'2" to bay x 10'8" (8.59 to bay x 3.26)
Gas fireplace, coving, two radiators, double glazed bay window to front aspect, sliding double glazed patio doors to rear aspect leading into sunroom



OTHER ASPECT

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KITCHEN DINER
29'7" x 7'4" (9.04 x 2.25)
Fitted units with worktops and splash backs, five ring gas hob, extractor, sink with drainer, 'Worcester' boiler, integrated gas oven, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, two radiators, double glazed window to side aspect and double glazed sliding door to rear elevation leading into garden.

SUNROOM
17'0" x 7'11" (5.20 x 2.43)
Radiator, double glazed window's to side and rear aspects, pair of double glazed doors to rear leading out into garden.





BEDROOM FIVE
13'4" x 7'6" (4.07 x 2.30)
Radiator, double glazed window and door to front aspect.

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EN-SUITE SHOWER ROOM
Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, part tiled walls,



LANDING



BEDROOM ONE
13'6" x 10'7" (4.13 x 3.23)
Cast iron fireplace, coving, radiator, double glazed window to front aspect.



BEDROOM TWO
14'9" max reducing to 7'8" x 13'7" max reducing to (4.52 max reducing to 2.34 x 4.15 max reducing to 2)
L Shaped, coving, radiator, two double glazed windows to front aspect.





BEDROOM THREE
12'0" x 10'7" (3.68 x 3.24)
Built in cupboard, coving, radiator, double glazed window to rear aspect.

BATHROOM
6'3" x 6'0" (1.92 x 1.84)
Bath with electric shower, low level W/C, vanity unit, access to loft, radiator, tiled walls





BEDROOM FOUR
9'8" x 7'7" (2.96 x 2.33)
Coving, radiator, double glazed window to rear aspect.

OUTSIDE
A good sized rear garden with paved covered seating area, decking area, laid to lawn, shed, water tap.

To the front of the property is a block paved driveway providing off street parking.



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

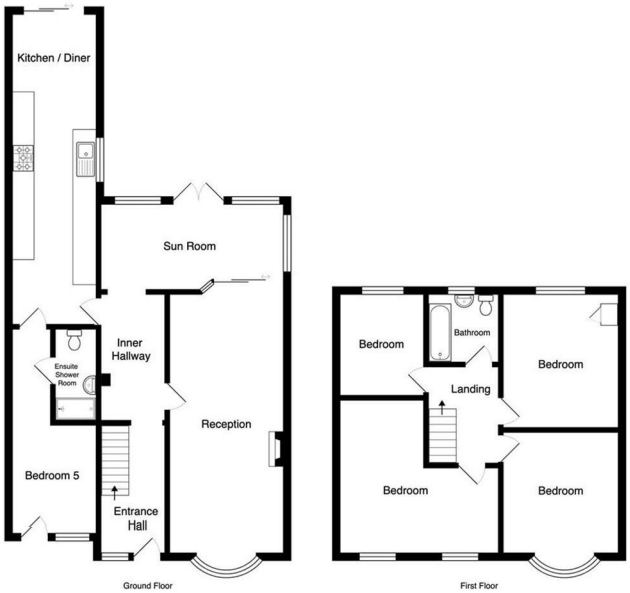
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.
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



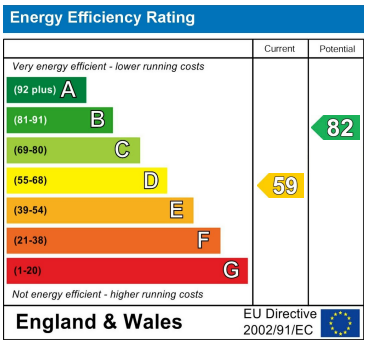
AML DISCLAIMER

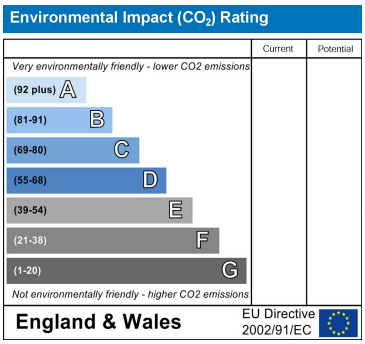
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale.
The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

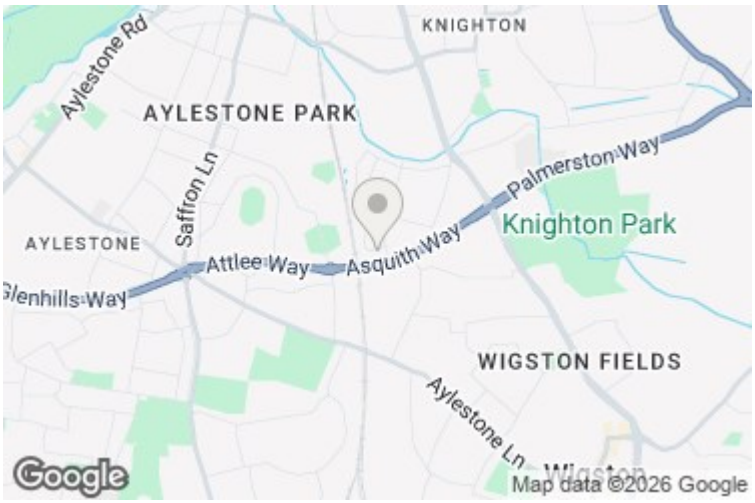




All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.







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THINKING OF SELLING?



WE OFFER THE FOLLOWING:

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- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- 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



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