



£325,000

Park Hill Drive, Aylestone, Leicester, LE2 8HS

- Dutch Style Semi Detached
- Entrance Porch & Hallway
- Integrated Fitted Kitchen
- Four Piece Family Bathroom
- Driveway, Rear Gardens & Garage
- Extended Property
- Two Reception Rooms
- Three Bedrooms Plus Loft
- GCH, DG, EPC D & Freehold
- Available Chain Free



AN ATTRACTIVE & EXTENDED DUTCH STYLE THREE BED SEMI DETACHED PROPERTY WITH LOFT is superbly situated within the sought after city suburb of Aylestone, being well served for the City Centre, motorway networks, city hospitals and renowned local schooling whilst being well served for an array of everyday shopping & leisure amenities including Leicestershire County Cricket Club. This spacious & extremely well maintained living accommodation offers plenty of scope for further extension (subject to consents), to provide a very comfortable family home that briefly comprises, entrance porch, hallway, extended living room and fitted kitchen with separate reception room. To the first floor are three double bedrooms, four piece family bathroom and loft to second floor. The property benefits from immaculate landscaped rear gardens, garage and block paved driveway providing off road parking. GCH, DG & EPC D

AVAILABLE WITH NO UPWARD CHAIN

PORCH

Featuring spots to ceiling & ceramic tiled flooring and leading to:



ENTRANCE HALLWAY

Oak style flooring, ceiling coving, two wall mounted uplighters, radiator, under stair storage cupboard housing meters, radiator, double glazed window to side elevation and stairs to first floor:



FRONT RECEPTION ROOM

13'01 (into bay) x 12'03 (3.99m (into bay) x 3.73m)

Comprising feature fireplace with wood surround, ceiling coving, radiator and double glazed bay window to front elevation:



EXTENDED REAR RECEPTION ROOM

21'10 x 11'04 (6.65m x 3.45m)

Contemporary gas fireplace, ceiling coving, radiators and double glazed French doors to rear elevation:



EXTENDED FITTED KITCHEN
17'03 x 7'09 (5.26m x 2.36m)

Comprising a matching range of light oak style base, wall & drawer units with granite effect work surfaces over inset with one & half sink unit & ceramic tiled checkered splashbacks. Having integrated appliances that include, double 'Diplomat' electric oven, four ring halogen hob, with stainless steel extractor chimney over, under counter fridge, freezer, dishwasher and plumbing for washing machine, ceramic tiled flooring, double glazed windows and door to rear and front. Having walk-in shelved pantry with 'Worcester' boiler and double glazed window to side:



BEDROOM ONE
11'06 x 11'05 (3.51m x 3.48m)

Ceiling coving, radiator and double glazed window to front elevation:



FIRST FLOOR LANDING

Ceiling coving, double glazed window to side and oft access:



BEDROOM TWO
8'11 x 9'11 (2.72m x 3.02m)

(Plus under stair recess) Ceiling coving, radiator and double glazed window to rear elevation:



BEDROOM THREE

7'09 x 6'04 (2.36m x 1.93m)

Ceiling coving, radiator and double glazed window to front elevation:



SECOND FLOOR

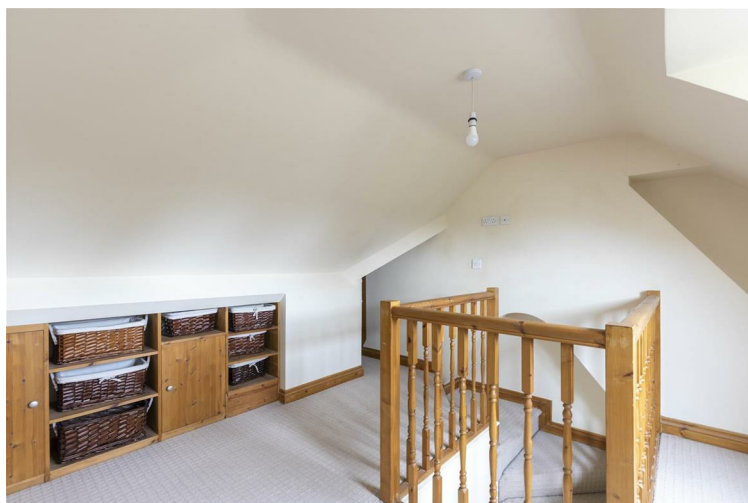
Stairs leading to loft:



BATHROOM SUITE

7'11 x 7'07 (2.41m x 2.31m)

Fitted with a modern three piece suite comprising, wood panelled bath, walk-in shower cubicle fitted with chrome shower over, pedestal sink, low level wc and storage cupboard, decorative part tiled surround, ceramic tiled flooring, radiator & double glazed opaque window to rear elevation:



LOFT

12'08 x 10'07 (3.86m x 3.23m)

Cupboards and shelving fitted to Eaves, walk-in dressing area, radiator & dormer double glazed window to rear elevation:



OUTSIDE

The rear extends to a enclosed walled garden featuring a raised decking area, block paved terrace, lawn area leading to Summer House and side gated entry to allotment, rear parking and garage. To the front elevation is a block paved driveway for off road parking and low level boundary walled surround featuring original gate post from Manor House cottage garden:

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.

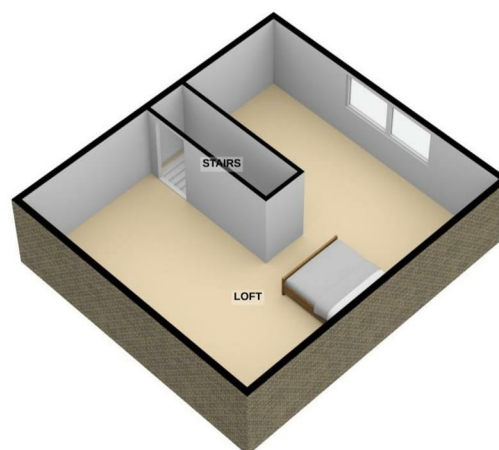
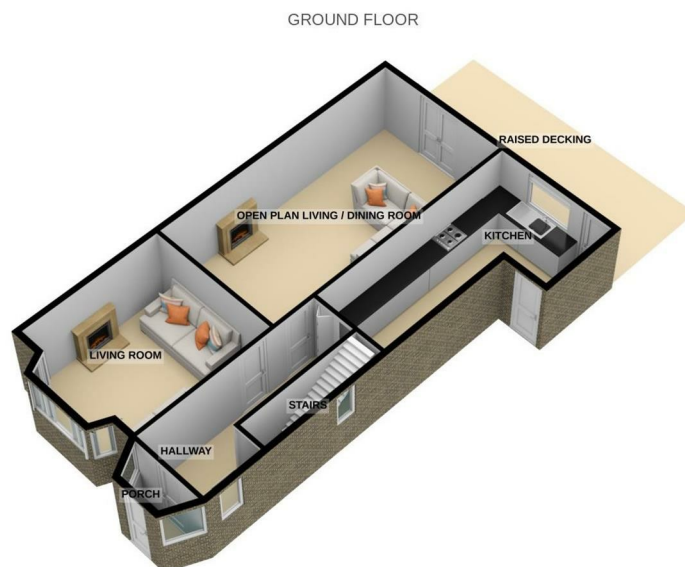
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

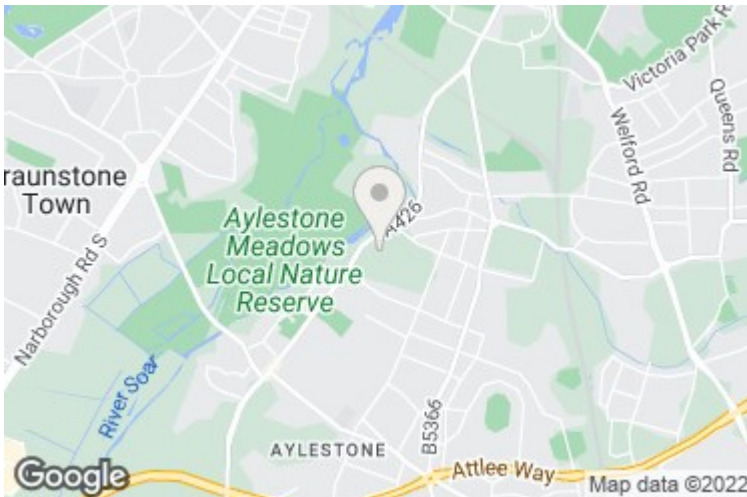
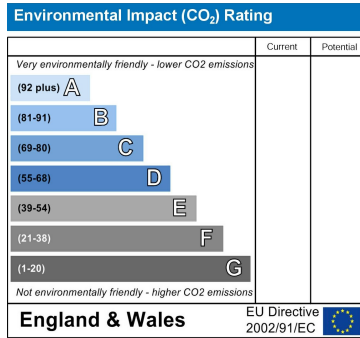
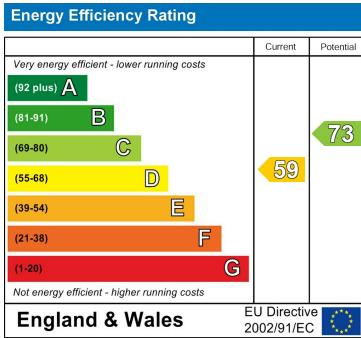
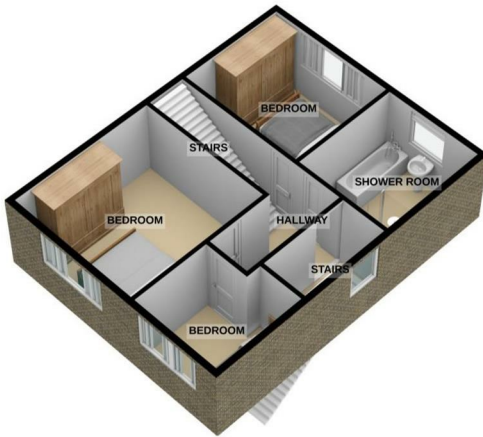
Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm



1ST FLOOR



Barkers

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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- 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

