



## Guide Price £300,000

**Dixon Drive, Stoneygate, Leicester, LE2 1RA**

- Extended Three Bed Semi Detached
- Open Plan Lounge / Diner
- Conservatory & D/s WC
- GCH, DG, EPC D & Freehold
- Separate Garage to Rear
- Modernisation Required
- Fitted Kitchen
- Three Bedrooms & Shower Room
- Front & Rear Gardens
- Available With No Upward Chain



MODERNISATION REQUIRED | A THREE BED EXTENDED SEMI DETACHED PROPERTY IDEALLY SITUATED WITHIN THE SOUGHT AFTER CITY SUBURB OF STONEYGATE and conveniently placed for Leicester University, the city centre, railway station, local Mosques and the popular Evington Road & Queens Road shopping parades with their array of specialist shops, bars, cafes & bistros. The property requires a COSMETIC UPGRADE THROUGHOUT in order to provide an ideal family home or investment Opportunity and briefly comprises, entrance porch & hallway, two open plan reception rooms, fitted kitchen, d/s wc, conservatory, three bedrooms & shower room, GCH, DG, EPC D, front & rear gardens and garage. AVAILABLE WITH NO UPWARD CHAIN

#### ENTRANCE PORCH

With door leading to:

#### ENTRANCE HALLWAY

Comprising downstairs wc, storage cupboard and radiator:



#### RECEPTION ONE & RECEPTION TWO

**29'09 x 10'08 (9.07m x 3.25m)**

Feature fireplace, bay window to front elevation, French doors to rear elevation and radiators:



#### EXTENDED KITCHEN

**10'07 x 6'08 (3.23m x 2.03m)**

Comprising a range of Formica base & wall units with work surfaces over and sink unit, concealed 'Worcester' boiler, integral double oven and space for appliances with double glazed window to side elevation



#### CONSERVATORY

**10'09 x 9'05 (3.28m x 2.87m)**

With patio doors to garden:

#### OUTER LOBBY

Giving access to shed, garden and side passageway:

#### FIRST FLOOR LANDING

Original leaded window to side elevation and loft access:



**BEDROOM ONE**

**14'10 x 11 (4.52m x 3.35m)**

Double glazed bay window to front elevation and radiator:



**BEDROOM THREE**

**7'08 x 6'05 (2.34m x 1.96m)**

Double glazed window to front elevation and radiator:



**BEDROOM TWO**

**13 x 11 (3.96m x 3.35m)**

Double glazed window to rear elevation, sink unit and radiator:



**SHOWER ROOM**

**8'04 x 6'04 (2.54m x 1.93m)**

Comprising double walk-in shower, wc and sink with airing cupboard and double glazed opaque window to rear elevation:



## OUTSIDE

Rear enclosed garden mainly hard landscaped and shrub borders:

## GARAGE

With rear drive in access from Oakfield Road and a side door from the rear 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

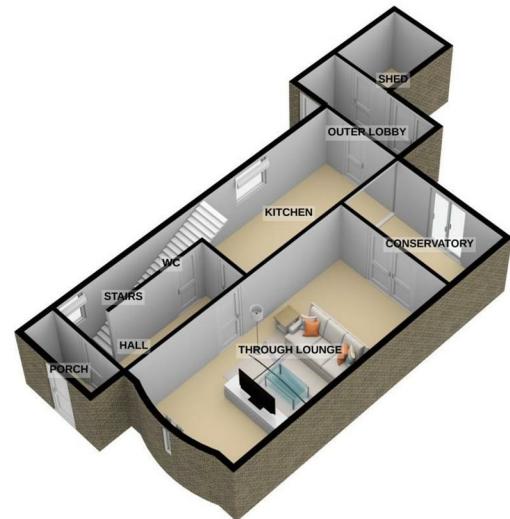
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

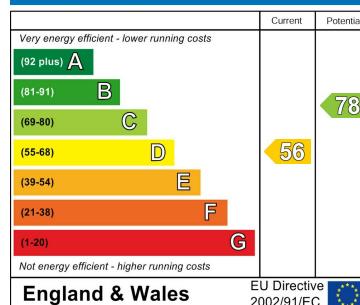
### GROUND FLOOR



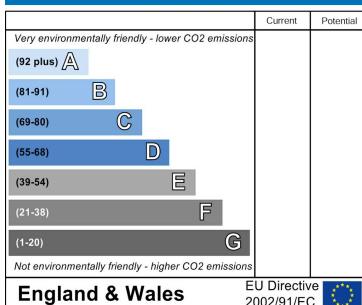
### 1ST FLOOR



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





Est.1985  
**Barkers**

**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

