



Guide Price £375,000-£400,000

Ravensthorpe Road, Wigston, LE18 3QX

- Detached Property
- Three Bedrooms
- Kitchen
- Garage
- Council Tax C / EPC E / Freehold
- Wigston Meadows
- Lounge / Diner
- Shower
- Driveway & Rear Garden
- Freehold Property



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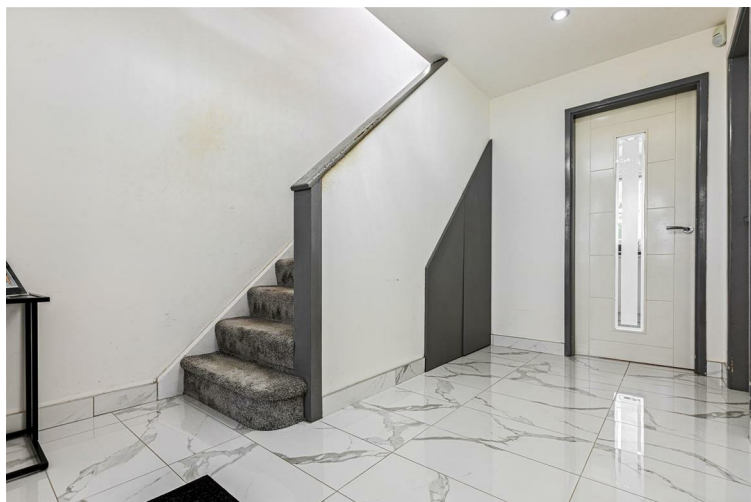
A lovely spacious DETACHED property located in this popular road in WIGSTON providing excellent access to the town center and local facilities.

The house briefly comprises an entrance hallway, lounge / dining room, kitchen and utility area. On the first floor there are three bedrooms and modern fitted shower room.

There is a delightful good size low maintenance rear garden with a patio area and off street parking to the front for four cars.

Conveniently located for local shopping, schools and amenities with excellent road links to the city, Fosse park retail shopping center and local motorways.

Early Viewing Advised.



ENTRANCE HALL

Accessed via composite front door, tiled flooring, spotlights, stairs to first floor:



LOUNGE / DINER

24'5" x 13'3" reducing to 9'7" (7.46 x 4.06 reducing to 2.93)

Electric feature fire place and surround, radiator, air conditioning, double glazed window to front and rear aspect:



ASPECT TWO



KITCHEN
7'7" x 9'0" (2.32 x 2.75)

Tiled flooring, gloss units with worktops, inset sink / drainer, gas hob with four burners, electric fan oven. Double glazed window to rear aspect:



BEDROOM ONE
11'8" x 9'9" (3.56 x 2.99)

Fitted wardrobes, air conditioning, double glazed window to front aspect:



OUTER LOBBY
5'8" x 7'11" (1.74 x 2.42)

Double glazed door leading to rear garden, could be used as home office or additional storage:



BEDROOM TWO
8'11" x 11'10" (2.74 x 3.63)

Radiator and double glazed window to rear elevation:

LANDING

Double glazed window to side aspect, spotlights, loft hatch with ladder. (air conditioning located in loft)



BEDROOM THREE

8'7" x 9'8" narrowing to 6'7" (2.63 x 2.95 narrowing to 2.02)

Double glazed window to front elevation and radiator:



SHOWER ROOM

Fully tiled suite with walk in shower, pedestal wash hand basin, w/c, towel rail and double glazed window to side and rear elevation:

GARAGE

17'5" x 8'1" (5.33 x 2.48)

Gas and electric meters, 'Worcester' gas boiler, double glazed window and seperate double glazed door:



FRONT AND REAR GARDEN

The property had hard standing for four cars, to the rear garden there is a good sized full width patio with low maintenance lawned area:

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

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:

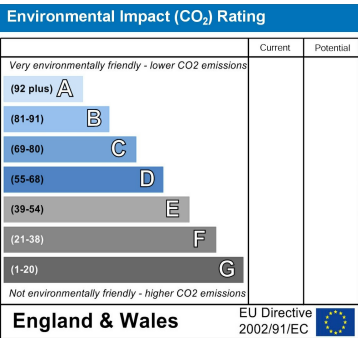
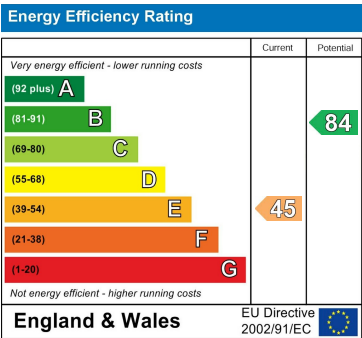
Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm



Total Area: 107.6 m² ... 1158 ft²

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:



- 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

