SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £500,000

Elm Tree Court, Leicester, LE2 3NH

- Modern End Townhouse / Gated Development
- Two Ensuite Shower Rooms
- Arranged Over Three Floors
- Dining / Kitchen
- Integral Garage / Downstairs Cloakroom
- Five Bedrooms
- Bathroom
- Lounge
- EPC Rating C Council Tax Band E
- Freehold

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A FIVE BEDROOM modern TOWNHOUSE arranged over three floors set in this desirable GATED DEVELOPMENT.

The property briefly comprises of entrance hallway, downstairs cloakroom, INTEGRAL GARAGE and DINING/KITCHEN on the ground floor, to the first floor there is the lounge and two bedrooms one with en suite shower room, on the third floor is the main bedroom with en suite shower room, two further bedrooms and a bathroom.

Located in a very sought after location of STONEYGATE close to the City Centre, and Train Station, walking distance to Queens Road with all of it boutique shops, and restaurants and in the catchment areas for the local schools, with Leicester University and Hospital in close proximity.

ENTRANCE HALLWAY
Double glazed front door with frosted glass, radiator, tiled floor, staircase rising to first floor, under stairs cupboard.

DOWNSTAIRS CLOAKROOM
5'9" x 2'9" (1.77 x 0.86)
Low level W/C, pedestal wash hand basin, radiator, tiled floor.

KITCHEN DINER
16'0" x 12'1" (4.89 x 3.69)
Fitted units with work tops and matching splash backs, sink with drainer, integrated fridge freezer and dish washer, four ring 'Neff' gas hob with oven and extractor, spotlights, radiator, tiled floor, plumbing for washing machine, double glazed window and door to rear aspect.

OTHER ASPECT

FIRST FLOOR LANDING
Built in cupboard, radiator.

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LOUNGE
16'0" x 12'11" (4.90 x 3.96)
Electric fireplace, radiator, double glazed window to rear aspect and pair of double glazed doors to rear Juliette balcony.

ENSUITE SHOWER ROOM
6'3" x 5'8" (1.92 x 1.73)
Shower cubicle with mains shower, low level W/C, pedestal wash hand basin, mirror, spot lights, radiator, frosted double glazed window to side side aspect.

BEDROOM TWO
11'5" x 9'4" (3.49 x 2.86)
Radiator, double glazed window to front aspect.

BEDROOM FIVE
7'1" x 6'5" (2.17 x 1.96)
Radiator, pair of double glazed doors to front aspect with Juliette balcony.

SECOND FLOOR LANDING
Built in cupboard housing water tank, radiator.

EN SUITE SHOWER ROOM
6'8" x 5'5" (2.05 x 1.66)
Shower cubicle mains shower, low level W/C, pedestal wash hand basin, radiator, spot lights,

BEDROOM ONE
16'0" x 12'10" (4.89 x 3.93)
Two radiators, two double glazed windows to rear aspect.

BEDROOM THREE
11'1" x 9'3" (3.39 x 2.84)
Radiator, double glazed window to front aspect.

BEDROOM FOUR
12'0" x 6'5" (3.67 x 1.97)
Access to loft, fitted cupboard, radiator, double glazed window to front aspect onto Juliette balcony.

BATHROOM
9'2" x 6'0" (2.81 x 1.84)
Bath, low level W/C, pedestal wash hand basin, part tiled walls and fitted mirror attached to wall, radiator, spot lights, tiled floor, frosted double glazed window to side aspect.

INTEGRAL GARAGE
17'11" x 8'9" (5.47 x 2.69)
Up and over door, power.

OUTSIDE
Slabbed area, mainly laid to lawn, hedges, and metal gate to rear leading onto Shirley Avenue.

SERVICE CHARGE
There is a charge payable to Butlins of £334.21 per year for the maintenance of the Electronic Gates leading into the development.

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

Total Area: 147.2 m² ... 1584 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.

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

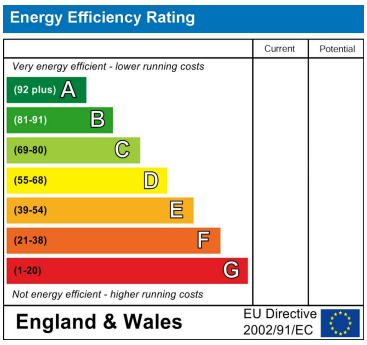
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

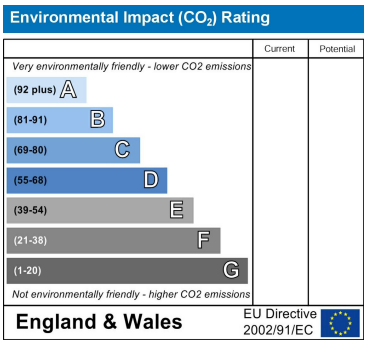
VIEWING TIMES

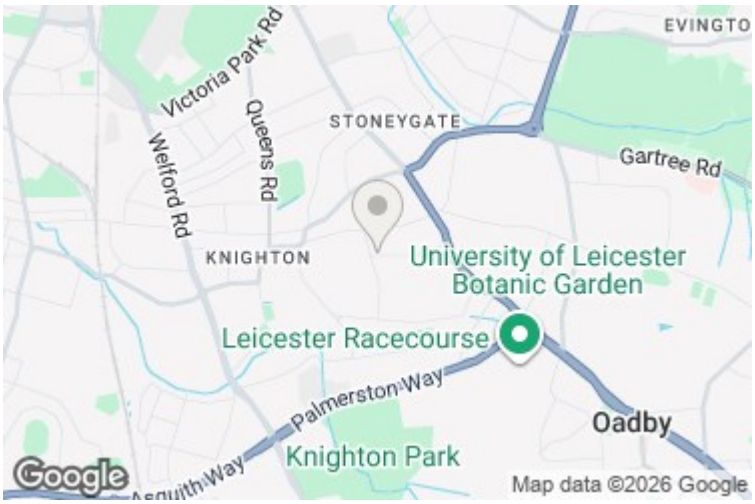
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

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







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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

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