



# Asking Price £650,000

## Morland Avenue, Leicester, LE2 2PF

- Spacious Detached Bungalow
- Lounge-Diner
- Utility Room and Conservatory
- South Facing Rear Garden
- EPC Rating D Council Tax Band F
- Three Double Bedrooms
- Kitchen
- Shower Room and Guest Cloackroom
- Garage and Driveway
- Freehold



A fantastic opportunity to purchase a **THREE DOUBLE BEDROOM** detached **BUNGALOW** located in the sought after location of **STONEYGATE**.

The accommodation briefly comprises a porch, L-shaped entrance hall, guest cloakroom, lounge-diner, kitchen, utility room, three bedrooms and a shower room.

There is a good sized rear garden and a **DOUBLE GARAGE** with **DRIVE**.

Moreland Avenue is a favoured location with ease of access to popular schooling in both the state and private sector, a wealth of leisure and recreational facilities, niche shopping along Queens Road/Allandale Road and Leicester city centre, mainline railway station close by.

Being conveniently located for the hospitals and universities.

#### **PORCH**

**4'2" x 3'4" (1.28 x 1.04)**

Front door and door leading into,



#### **ENTRANCE HALL**

L Shaped, built in cupboard, access to loft, coving, two radiator, double glazed bay window to front aspect.



#### **CLOACKROOM**

**6'8" x 6'8" (2.05 x 2.04)**

Low level W/C, vanity unit, built in cupboard, radiator, double glazed frosted window to front aspect.



#### **LOUNGE - DINER**

**28'9" x 14'11" (8.78 x 4.55)**

Centre brick wall divider, gas fireplace, coving, three radiators, double glazed windows to side aspects, pair of double glazed doors to side aspect leading into garden, door into



#### **OTHER ASPECT**



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**KITCHEN**

**12'9" x 10'11" (3.89 x 3.35)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob and extractor, integrated oven, space for fridge freezer, opening into the dining area, spot lights, radiator, two double glazed windows to side aspect, door to side elevation door into,

**LEAN TO**

**6'6" x 4'2" (2.00 x 1.29)**

Built in cupboard, doors to front and rear aspects.

**UTILITY ROOM**

**6'8" x 5'7" (2.05 x 1.72)**

'Worcester' boiler, plumbing for washing machine, double glazed window to side aspect.



**CONSERVATORY**

**15'7" x 6'9" (4.77 x 2.06)**

Radiator, power, pair of double glazed sliding doors to rear aspect and set of double glazed doors to side aspect.



**BEDROOM ONE**

**18'5" x 11'11" (5.62 x 3.64)**

Two fitted wardrobes, coving, two radiators, double glazed window to rear aspect.



### **BEDROOM TWO**

**14'6" x 10'5" (4.44 x 3.20)**

Fitted wardrobe, radiator, coving, double glazed window to rear aspect.



### **SHOWER ROOM**

**8'11" x 6'8" (2.72 x 2.04 )**

Walk in shower cubicle, low level W/C, vanity unit, radiator, heated towel rail, spot lights, part tiled walls, double glazed frosted window to front and side aspects.



### **BEDROOM THREE**

**14'6" x 10'5" (4.44 x 3.19)**

Fitted wardrobe, coving, double glazed window to rear aspect.

### **OUTSIDE**

Nice sized rear garden mainly laid to lawn with established trees and bushes, paved seating area. Gate to front aspect.



### **COURTYARD AREA**

Paved area enclosed by brick wall, with wooden door to front aspect leading onto driveway, water tap.

### **DOUBLE GARAGE**

**18'2" x 17'1" (5.55 x 5.21)**

Meters, double glazed frosted windows to side aspects, wooden concertina doors to front elevation.

### **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.

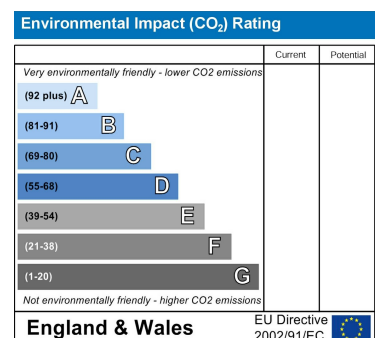
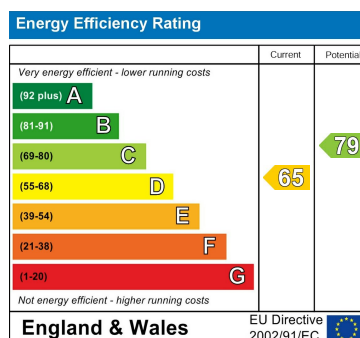
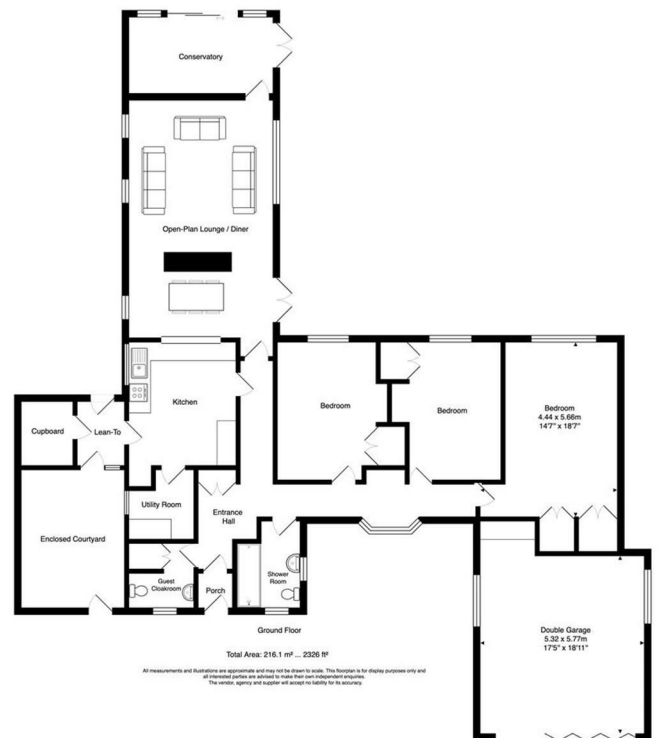
### VIEWING TIMES

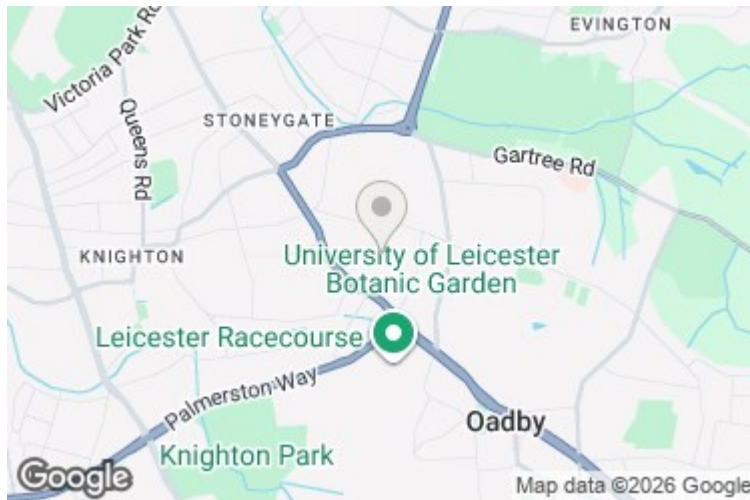
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm





# Barkers

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- 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

