



## Asking Price £545,000

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
- Awaiting EPC Council Tax Band E
- Freehold



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.



**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.



**ENTRANCE HALLWAY**

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



**OTHER ASPECT**

**FIRST FLOOR LANDING**

Built in cupboard, radiator.



**DOWNSTAIRS CLOAKROOM**

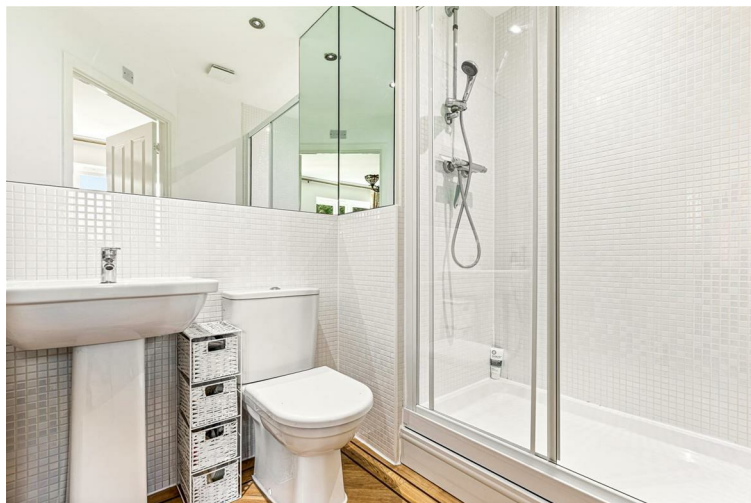
**5'9" x 2'9" (1.77 x 0.86)**

Low level W/C, pedestal wash hand basin, radiator, tiled floor.



**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.



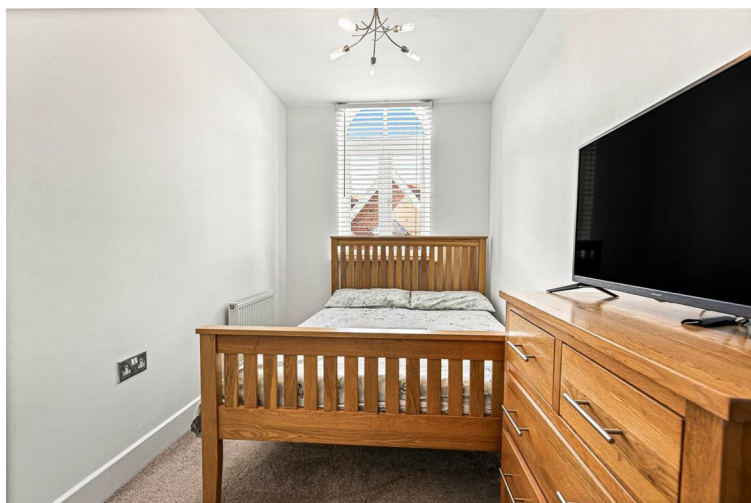
**ENSUITE SHOWER ROOM**  
**6'3" x 5'8" (1.92 x 1.73)**

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.



**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.



**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.



**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 m<sup>2</sup> ... 1584 ft<sup>2</sup>

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 agent 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.

**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**

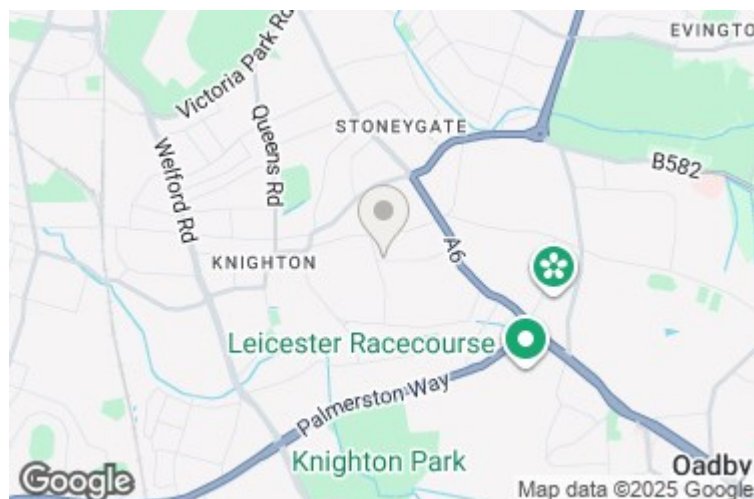
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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- 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

