



## Asking Price £595,000

**Guilford Road, Leicester, LE2 2RD**

- Edwardian Semi Detached Home
- Two Reception Rooms
- Utility Room
- En-suite Shower Room and Bathroom
- Awaiting EPC Council Tax Band E
- Four Double Bedrooms
- Kitchen- Diner
- Downstairs W/C
- Beautiful Rear Garden
- Freehold



A beautiful example of EDWARDIAN architecture is this spacious FOUR DOUBLE BEDROOM bay fronted semi detached residence in STONEYGATE.

The home boasts so much character and charm and offers great entertaining and family living.

On the ground floor is a porch, grand entrance hall, TWO RECEPTION ROOMS and a DINING KITCHEN, utility room and downstairs W/C.

On the first floor there are FOUR DOUBLE BEDROOMS the main bedroom benefiting from an EN-SUITE SHOWER ROOM and WALK IN WARDROBE, and a family bathroom.

Outside is a fabulous easy to maintain well kept rear garden, featuring two water features, laid to lawn with established flower borders with a whole host of plants, shrubs, bushes and trees.

Guilford Road, a tree lined road within walking distance of various amenities, including shops, cafes, and restaurants. Renowned schools catering to all ages are also conveniently located nearby, making it an ideal choice for buyers.

#### **PORCH**

Front door, tiled floor, windows to front aspect, step up to



#### **ENTRANCE HALL**

**15'8" x 10'10" (4.80 x 3.31)**

Door and windows to front aspect, picture rail, solid wood flooring, radiator, staircase rising to first floor,



#### **RECEPTION ONE**

**18'3" x 14'0" (5.57 x 4.29)**

Gas fireplace with decorative surround, coving, double glazed bay window to front aspect.



#### **RECEPTION TWO**

**15'5" x 12'11" (4.72 x 3.96)**

Fireplace, two radiators, picture rail, two windows to rear aspect and French door to rear leading out onto the terraced seating area.

#### **DOWNSTAIRS W/C**

**7'6" x 3'0" (2.31 x 0.92)**

Low level W/C, wash hand basin, radiator, alarm panel, tiled floor, double glazed window to side aspect.



### KITCHEN-DINER

**24'0" max x 10'5" (7.34 max x 3.19)**

Fitted units with worktops and tiled splashbacks, undermount sink with drainer and waste disposal, 'Bosch' five ring gas hob and extractor, integrated 'Bosch' oven and grill, two integrated fridges, central island with matching worktop and seating, 'Bosch' dishwasher, two radiators, two windows to one side, another to the other side, and one window to rear aspects, tiled floor, door into



### OTHER ASPECT



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### UTILITY ROOM

**8'5" x 7'5" (2.57 x 2.28)**

'Bosch' washing machine and tumble dryer, fitted units with worktop, part tiled walls, tall fridge freezer, radiator, double glazed window to rear aspect and double glazed door to front elevation leading out into side garden.



**GALLERIED LANDING**

Radiator, window to side aspect.



**EN-SUITE SHOWER ROOM**

**6'9" x 4'6" (2.06 x 1.39)**

Walk in shower with electric shower, low level W/C, pedestal wash hand basin, extractor, radiator, part tiled walls, window to side aspect.



**BEDROOM ONE**

**16'0" reducing to 11'0" x 14'4" (4.89 reducing to 3.36 x 4.38)**

Gas fireplace, picture rail, radiator, double glazed arched window to front aspect.

**WALK IN WARDROBE**

**4'7" x 3'3" (1.40 x 1.00)**



**BEDROOM TWO**

**18'7" into bay x 12'11" (5.67 into bay x 3.96)**

Fitted wardrobes, built in cupboard, picture rail, two radiators, double glazed bay window to rear aspect.



**BEDROOM THREE**

**13'11" x 9'5" (4.26 x 2.88)**

Fitted wardrobes, radiator, double glazed window to rear aspect.



**BATHROOM**

**9'8" x 7'3" (2.96 x 2.22)**

Bath with shower attachment, shower cubicle with electric shower, fitted furniture including basin, low level W/C, heated towel rail, access to loft, built in cupboards one housing boiler and other for storage, part tiled walls.



**BEDROOM FOUR**

**10'10" x 10'9" (3.32 x 3.29)**

Radiator, double glazed window to rear aspect.



**OUTSIDE**

Raised paved seating area, flower borders all round with mature shrubs, flowers, bushes and trees, two water features, water tap, laid to lawn, shed, coal shed housing fuse box and storage.

To the front of the property is a low brick wall with decorative metal railings and metal gate, flower borders with mature trees and shrubs.



### **SIDE PASSAGE**

Accessed via front gate, garage or utility room.  
Paved area,



### **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



### **OTHER ASPECT**

#### **DRIVE AND GARAGE**

**16'5" max x 9'3" (5.01 max x 2.84)**

Up and over door, water tap, double glazed window to rear aspect and door to side aspect.

There is a front drive which can accommodate two cars, plus another in the garage.



### **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,

**AML DISCLAIMER**

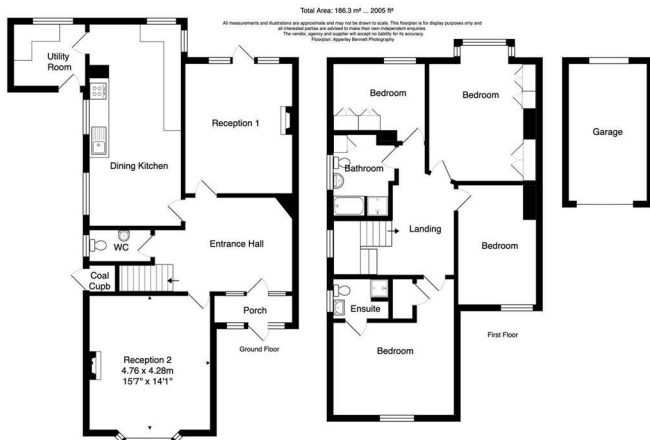
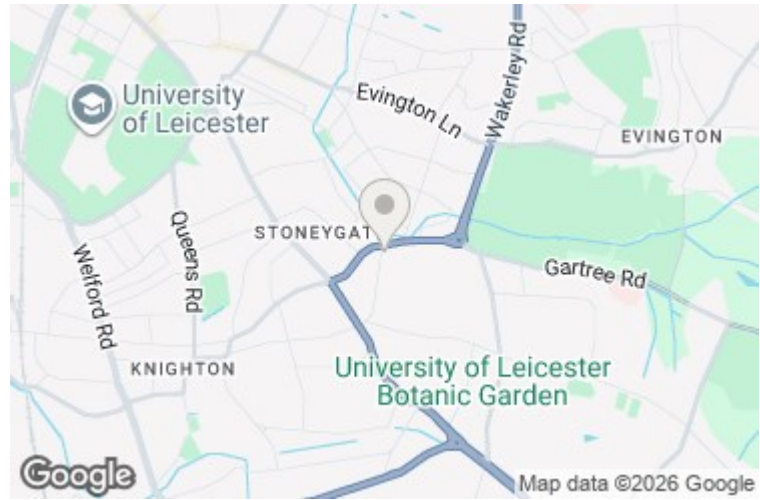
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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
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- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

