



## Asking Price £450,000

**Kingsway Road, Leicester, LE5 5TH**

- Spacious Semi Detached Home
- Lounge
- Dining Kitchen
- Bathroom
- EPC Rating D Council Tax Band D
- Four Double Bedrooms
- Family Room
- Downstairs W/C
- Good size Rear Garden
- Freehold



A beautifully presented, EXTENDED FOUR BEDROOM semi detached house in EVINGTON.

The home briefly comprises a porch, entrance hall, lounge, family room, dining kitchen and downstairs W/C.

On the first floor there are four bedrooms and a bathroom.

There is a GOOD SIZE rear garden with OWN DRIVE to the front of the property.

Well situated in the sought after city suburb of Evington, being well served for the City Centre, city hospitals, local places of worship and an array of amenities can be found along the popular Evington Road.

#### **PORCH**

Double glazed front door.



#### **LOUNGE**

**14'9" into bay x 14'0" (4.51 into bay x 4.27)**

Mantle place, radiator, double glazed bay window to front aspect.



#### **ENTRANCE HALLWAY**

**16'11" x 5'11" max (5.16 x 1.81 max)**

Radiator, staircase rising to first floor.



#### **FAMILY ROOM**

**12'11" x 11'5" (3.95 x 3.50)**

Two radiators, double glazed door and windows to rear aspect.



#### **DINING KITCHEN**

**29'5" x 7'10" (8.98 x 2.41)**

Fitted units with worktops and matching splash backs, integrated 'Whirlpool' induction hob and two ring gas hob, sink with drainer, integrated double oven, space for fridge freezer, spot lights, plumbing for washing machine, double glazed window to front aspect.



#### **DINING AREA**

'Worcester' boiler, radiator, spot lights, double glazed door to side aspect and double glazed bay window to rear aspect.

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

Vanity unit, low level W/C, radiator, tiled floor, part tiled walls, double glazed window to rear aspect.



#### **KITCHEN AREA**



#### **LANDING**

Access to loft, radiator, double glazed window to rear aspect.



**BEDROOM ONE**  
**14'10" to bay x 13'11" (4.54 to bay x 4.26)**  
Radiator, double glazed window to front aspect.



**BEDROOM THREE**  
**12'0" x 9'6" (3.67 x 2.91)**  
Built in cupboard, radiator, double glazed window to front aspect.



**BEDROOM TWO**  
**12'11" x 11'5" (3.95 x 3.49)**  
Radiator, double glazed window to rear aspect.



**BEDROOM FOUR**  
**8'11" x 8'1" (2.74 x 2.47)**  
Radiator, double glazed window to rear aspect.



### BATHROOM

**7'9" x 4'11" (2.38 x 1.51)**

Low level W/C, bath with mains shower, vanity unit, heated towel rail, under floor heating, tiled walls and floor.



### 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



### OUTSIDE

Paved area with steps up to lawned good sized lawned garden, shed, gate to front aspect.

To the front of the property is a driveway.



### 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**

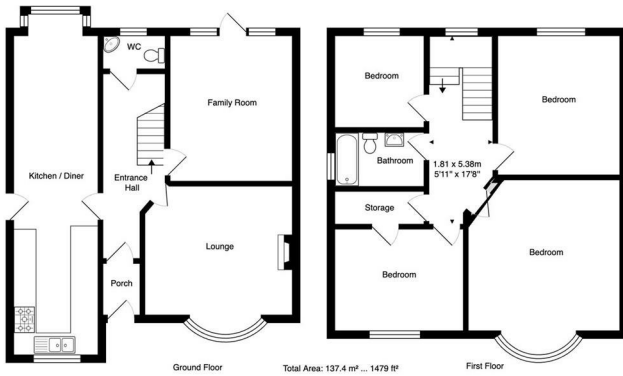
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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



All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all dimensional parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

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		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		79

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		

# Barkers

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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

