SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Offers Over £399,950

Aylestone Drive, Leicester, LE2 8QE

- Spacious Detached House
- Open Plan Lounge and Dining Area
- Downstairs W/C
- Integral Garage
- EPC Rating D / Council Tax Band D
- Four Double Bedrooms
- Breakfast Kitchen
- Bathroom
- Rear Garden
- Freehold

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

A Spacious extended FOUR DOUBLE BEDROOM DETACHED house in AYLESTONE.

The house offers great entertaining space and is well located close to Leicester City Centre and Fosse Park.

Briefly comprising of a porch, open plan entrance lounge and dining area, breakfast kitchen, downstairs W/C and INTEGRAL GARAGE to the ground floor.

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

To the rear is a GOOD SIZED garden with seating area and to the front there is a drive providing off street parking.

PORCH
Double glazed front door, tiled floor, power, double glazed windows to front and side aspect, door leading into,

OPEN PLAN LOUNGE / DINING AREA
37'8" max x 18'7" max reducing to 8'5" (11.5 max x 5.67 max reducing to 2.59)
Staircase rising to first floor, under stairs cupboard, coving, gas fireplace (not working), three radiators, double glazed bay window to front aspect, and pair of double glazed doors to rear elevation opening out into the garden.

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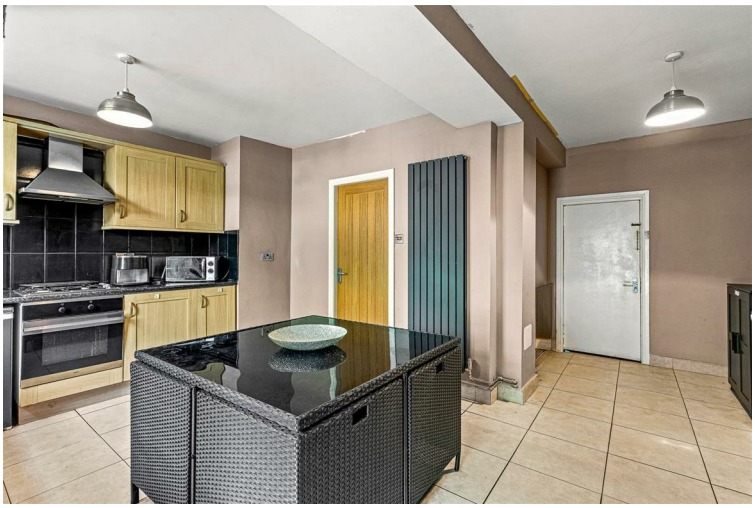
BREAKFAST / KITCHEN
18'5" max reducing to 11'9" x 17'1" (5.62 max reducing to 3.60 x 5.22)
Fitted units with worktops and tiled splash backs, sink with drainer, plumbing for washing machine, four ring gas hob electric oven and extractor, 'Worcester' boiler, two radiators, tiled floor, space for American fridge freezer, glass tiled blocks to side aspect, double glazed window to rear aspect, double glazed door to rear elevation, door leading into garage.

DOWNSTAIRS W/C
5'4" x 2'9" (1.65 x 0.85)
Vanity unit, low level W/C, radiator, tiled walls and floor, double glazed frosted window to rear aspect.



LANDING
Coving

BEDROOM ONE
20'5" x 10'1" max (6.24 x 3.08 max)
Coving, radiator, double glazed window to front aspect.

BEDROOM THREE
13'11" x 10'11" (4.25 x 3.35)
Coving, radiator, double glazed window to front aspect.

BEDROOM TWO
15'1" x 14'0" max reducing 10'3" (4.61 x 4.27 max reducing 3.13)
Coving, access to loft, radiator, two double glazed windows to front aspect.

BEDOOM FOUR
13'10" x 7'0" (4.22 x 2.15)
Coving, radiator, double glazed window to rear aspect.

BATHROOM
10'4" x 7'1" (3.17 x 2.16)
Bath with mains shower, low level W/C, pedestal wash hand basin, heated towel rail, built in cupboard, tiled floor and walls, double glazed frosted window to rear aspect.

INTEGRAL GARAGE
17'1" x 6'9" (5.21 x 2.06)
Electric roller door.

OUTSIDE
Block Paved seating area, laid to lawn with raised flower borders, shed, trees, water tap.

To the front of the property is a drive providing off street parking and access to the integral garage.

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.
MORTGAGES
Barkers Estate Agents offer the services of an independent

mortgage and financial adviser. Please ask an advisor for further information.

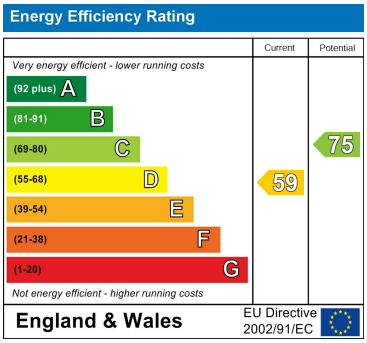
VIEWING TIMES

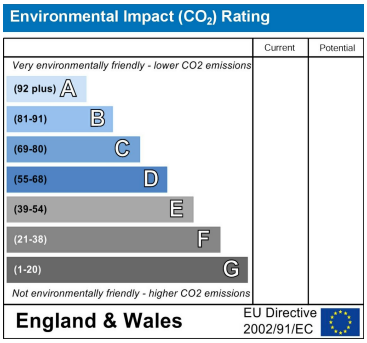
Viewing strictly by appointment through Barkers Estate Agents.

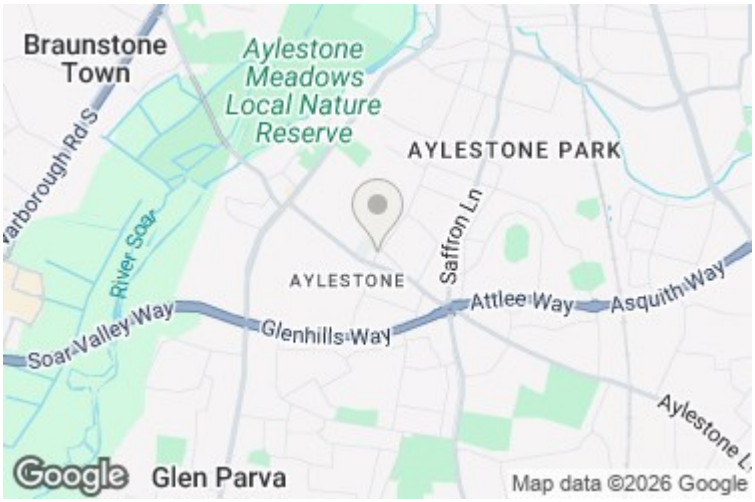
Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm







AML DISCLAIMER

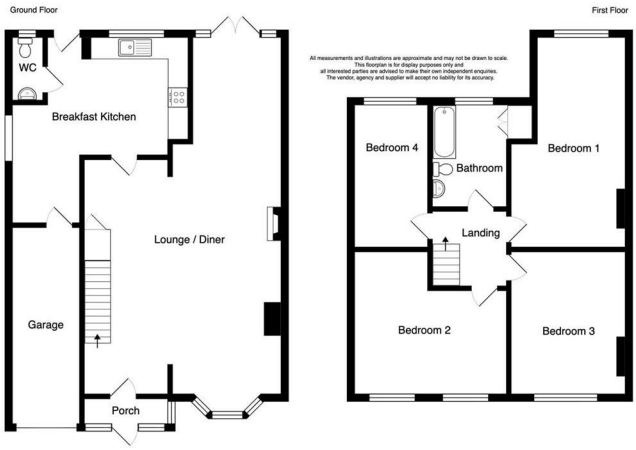
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

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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