



**Guide Price £300,000 - £315,000**

**Erringtons Close, Oadby, Leicester, LE2 4RP**

- End Town House
- Rear Garden
- Cul Dec Sac Location
- Dining Kitchen
- Two Shower Rooms
- Four Bedrooms
- Garage
- Lounge
- Awaiting EPC Council Tax Band D
- Freehold



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A spacious FOUR BEDROOM town house arranged over three floors in OADBY.

The property comprises an entrance hall, dining kitchen, downstairs W/C and integral garage on the ground floor.

The first floor comprises a lounge, shower room and bedroom. To the Second floor there are three further bedrooms with the main bedroom benefiting from its own en-suite shower room.

There is a good sized garden and a driveway to the front.

Errington's Close is a popular CUL DEC SAC location with easy access to Great Glen and Leicester City Centre.



#### DOWNSTAIRS W/C

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



#### ENTRANCE HALLWAY

**15'9" x 6'1" (4.82 x 1.87)**

Double glazed front door, alarm panel, radiator, staircase rising to first floor.



#### DINING / KITCHEN

**15'8" x 11'7" (4.78 x 3.55)**

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob, oven and extractor, space for fridge and freezer, plumbing for dishwasher, part tiled floor, radiator, pair of double glazed doors to rear aspect leading out into the garden.



**KITCHEN AREA**



**LOUNGE**

**15'8" x 11'9" (4.80 x 3.60)**

Gas fire (not working), two radiators, coving, two double glazed windows to rear aspect.



**DINING AREA**



**SHOWER ROOM**

**8'9" x 5'7" (2.67 x 1.71 )**

Double shower cubicle with mains shower, Low level W/C, pedestal wash hand basin, extractor, part tiled walls, spot lights, and radiator,



**FIRST FLOOR LANDING**

Radiator, double glazed window to front aspect.



**BEDROOM THREE**

**9'9" x 8'10" (2.99 x 2.71)**

Radiator, double glazed window to front aspect.



**BEDROOM ONE**

**15'11" x 9'4" (4.86 x 2.87)**

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



**SECOND FLOOR LANDING**

Access to loft, built in cupboard housing Mega Flow tank.



**EN-SUITE SHOWER ROOM**

**6'5" x 6'2" (1.98 x 1.89)**

Shower cubicle with mains shower, low level W/C, wash hand basin, spot lights, part tiled walls, radiator, frosted double glazed window to front aspect.



#### **BEDROOM TWO**

**11'9" x 9'4" (3.60 x 2.86)**

Radiator, double glazed window to rear aspect.



#### **OUTSIDE**

Paved area, mainly laid to lawn with established flower border and bushes and shrubs, water tap, gate to front aspect.



#### **BEDROOM FOUR**

**8'8" x 6'2" (2.65 x 1.89)**

Radiator, double glazed window to rear aspect.

Off road parking to the front

#### **INTEGRAL GARAGE**

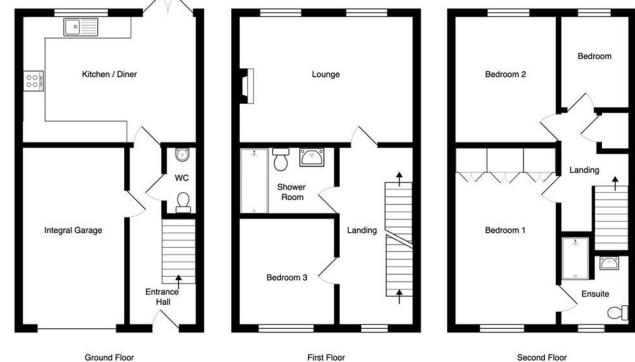
**14'10" x 9'1" (4.53 x 2.77)**

Up and over door to front aspect, plumbing for washing machine, water tap.



#### **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: 131.6 m<sup>2</sup> ... 1417 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 supplier 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 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

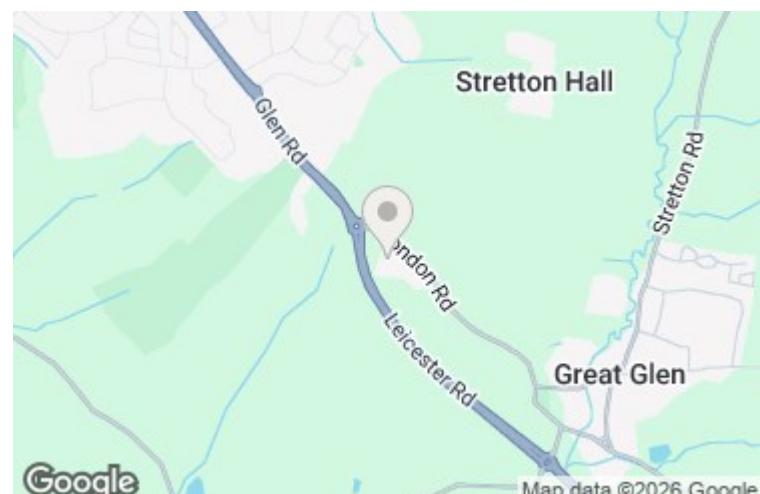
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C	72	
(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	EU Directive 2002/91/EC



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**THINKING OF SELLING?**



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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

