



## Offers Over £310,000

Wicklows Drive, Leicester, LE5 4EL

- Semi Detached Property
- Lounge
- Shower Room
- Driveway and Lean To
- EPC Rating C
- Three Bedrooms
- Dining Kitchen
- Good sized rear garden
- Freehold
- Council Tax Band B



A great opportunity to purchase this **DOUBLE FRONTED SEMI DETACHED** property located on the popular **WICKLOW DRIVE**.

The house comprises of a hallway, lounge, dining kitchen to the ground floor.

On the first floor there are **THREE BEDROOMS** and a shower room.

The property boasts a **GOOD SIZED REAR GARDEN** and has scope to extend subject to the usual planning consents.

There is also a **LEAN TO**, at the side of the house currently used as a utility and storage room.

To the front of the property there is a **DRIVEWAY** providing parking.

Well positioned for a range of well regarded local schools, making it an excellent choice for growing families. Leicester General Hospital is close by, and there are also local shops, amenities and reliable transport links into Leicester City Centre.



#### **LOUNGE**

**15'5" x 11'10" (4.72 x 3.63)**

Electric fireplace, coving, two radiators, two double glazed windows to front and rear aspects.



#### **ENTRANCE HALL**

Double glazed front door, two frosted double glazed windows to front aspect, two radiators, spot lights staircase rising to first floor.



#### **DINING KITCHEN**

**16'0" x 10'2" (4.89 x 3.12)**

Fitted units with worktops, 'Neff' electric hob extractor above, sink with drainer, integrated double oven, under stairs cupboard, spot lights, space for fridge freezer, radiator, cupboard housing boiler, double glazed window to front aspect and pair of double glazed doors to rear aspect leading into garden.



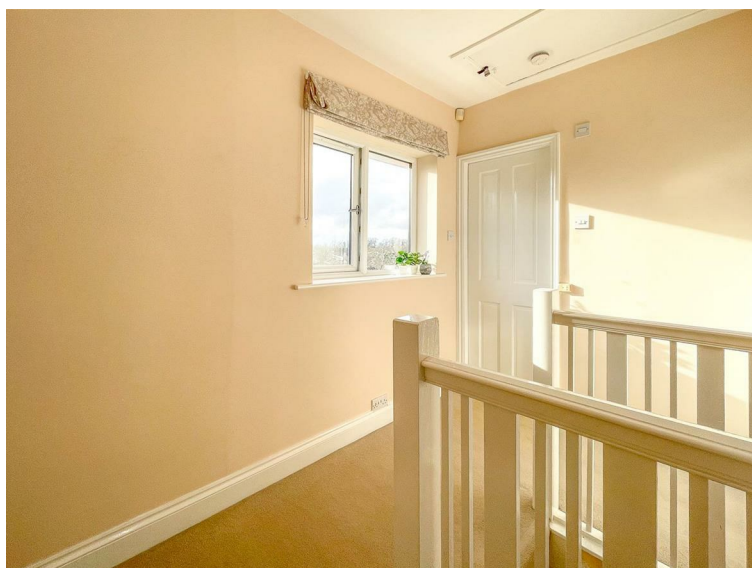
**OTHER ASPECT**



**BEDROOM ONE**

**13'3" max x 10'9" (4.04 max x 3.30)**

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



**LANDING**

Access to loft, spot lights, double glazed window to rear aspect.



**BEDROOM TWO**

**10'9" x 9'6" (3.28 x 2.92)**

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



**BEDROOM THREE**

**8'10" x 5'6" (2.71 x 1.69)**

Radiator, double glazed window to rear aspect.



**OUTSIDE**

Good size rear garden with slabbed seating area and decking areas, steps down to lawned garden with mature shrubs hedges and plants, shed, water tap.

To the front of the house is a driveway providing off street parking and a low brick wall.



**SHOWER ROOM**

**7'1" x 5'9" (2.17 x 1.76)**

Shower cubicle with mains shower, low level W/C, vanity unit, heated towel rail, tiled walls, spot lights, frosted double glazed window to rear aspect.



**LEAN TO**

**13'8" x 6'0" (4.19 x 1.85)**

Door to front aspect, plumbing for washing machine, power, double glazed door to rear aspect.



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 - 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.

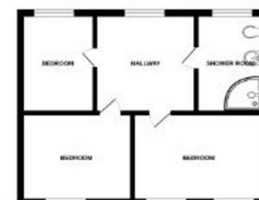
A £50 fee (incl. vat) covers required data and any manual checks.

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

**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

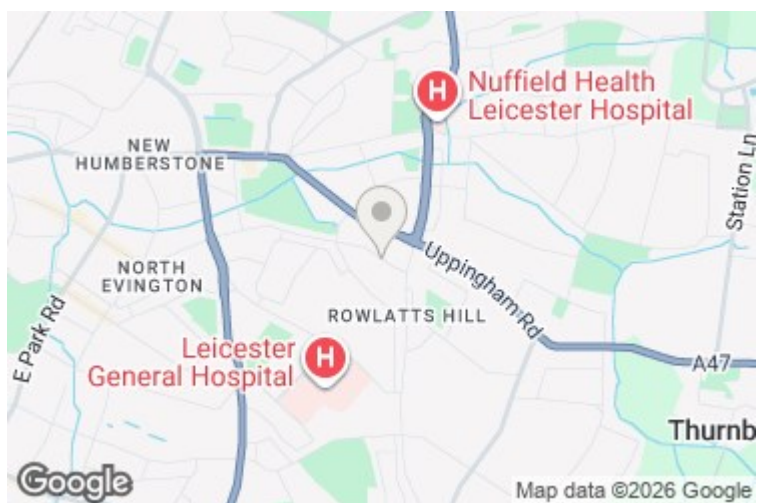


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 |           |

**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.



# 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

