



## Offers Around £325,000

**Wilson Close, Thorpe Astley, Leicester, LE3 3RF**

- Spacious Detached Property
- Two Reception Rooms
- Family Bathroom and Ensuite Shower Room
- Offered Chain Free
- Council Tax Band D Awaiting EPC
- Three Bedrooms
- Downstairs W/C
- Generous Rear Garden
- Integral Garage
- Freehold



A MODERN DETACHED THREE BEDROOM PROPERTY  
OFFERED FOR SALE CHAIN FREE.

Situated in the popular THORPE ASTLEY with easy access to local amenities, schools, parks, and transport links, ensuring convenience for the whole family

Entering through the front door you'll be greeted by an inner hallway with door leading to the all important downstairs toilet, another door takes you into a spacious reception room which leads into the kitchen and the second reception room where you have doors opening out onto the garden.

Upstairs there are THREE BEDROOMS the principle one boasting an en-suite shower room and in addition there is a family bathroom.

The property benefits from gardens to the front and rear, OFF ROAD PARKING, GARAGE, GCH and double glazing

VIEWING IS RECOMMENDED - CALL BARKERS 0116 2709394

**FRONT ENTRANCE**

Entrance via a UPVC front door into an inner hallway with radiator, door to downstairs W/C, door to front reception.



**FRONT RECEPTION ROOM**

**11'0 x 12'9 (3.35m x 3.89m)**

D/glazed window to front elevation, two radiators, built in understairs cupboard.



**ASPECT TWO FRONT RECEPTION**



**RECEPTION TWO**

**7'9 x 9'11 (2.36m x 3.02m)**

Pair of D/glazed doors leading onto the rear garden, radiator.



#### KITCHEN

**12'6 x 9'11 (3.81m x 3.02m)**

Fitted units with tiled splashback, built in sink with drainer, plumbing for W/M, 'Ideal Logic Heat 12' boiler, built in 4 ring gas hob with 'ideal' oven below and extractor above. D/glazed window to rear overlooking garden, D/glazed door to side, radiator.



#### FIRST FLOOR LANDING

D/glazed window to side, radiator, access to loft, two built in storage cupboards, one housing the water tank.



#### DOWNSTAIRS W/C

Low level W/C, vanity sink with built in underneath cupboard, D/glazed frosted window to front elevation, radiator.



#### BEDROOM ONE

**12'8 x 9'5 (3.86m x 2.87m)**

D/glazed window to rear elevation, radiator.



#### OTHER ASPECT



#### ENSUITE SHOWER ROOM

Shower cubicle with 'mira' shower and 'Vortice' extractor fitted to the ceiling, low level W/C, vanity sink with built in cupboard underneath, D/glazed frosted window to the side elevation, radiator.

#### BEDROOM TWO

**10'4 x 7'5 (3.15m x 2.26m)**

D/glazed window to front elevation, radiator.



#### BEDROOM THREE

**9'2 x 7'5 (2.79m x 2.26m)**

D/glazed window to front elevation, radiator.



#### BATHROOM

Bath with shower attachment, wall mounted sink with underneath cupboard, D/glazed frosted window to rear, radiator.



#### GARAGE

Up and over door. Potential to convert subject to the usual planning consents.



#### OUTSIDE

To the front of the property there is a private driveway leading to a garage, allowing for off street parking, and a lawn area.

To the rear of the property is a raised decking area, with step up to a lawned area, water tap and gated side access.



#### 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.

#### 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.

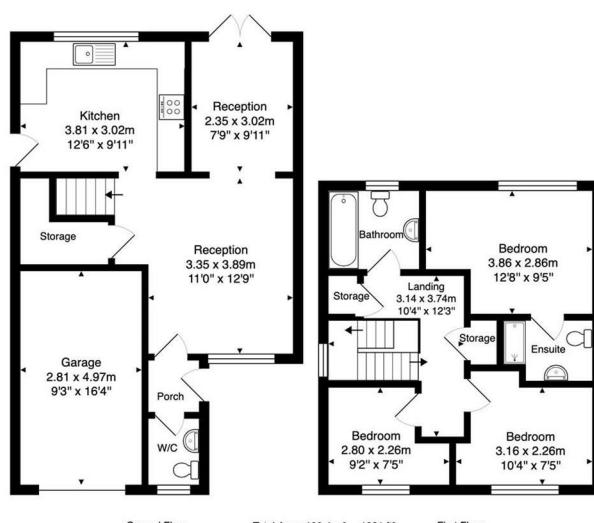
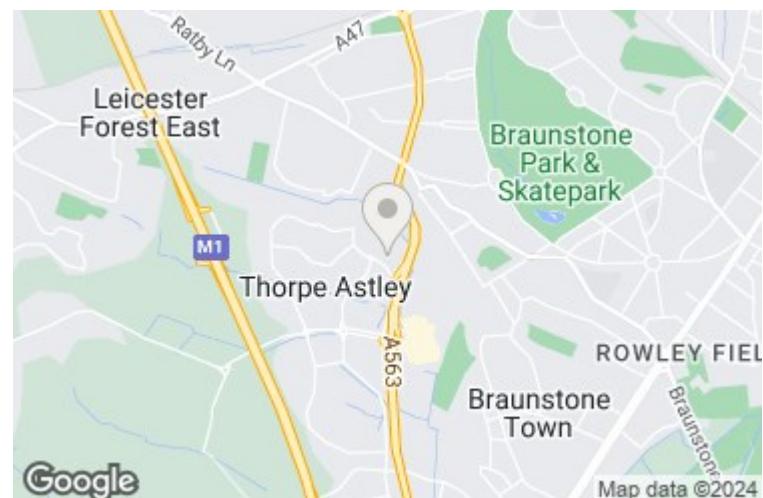
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

#### Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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**Barkers**

**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

