



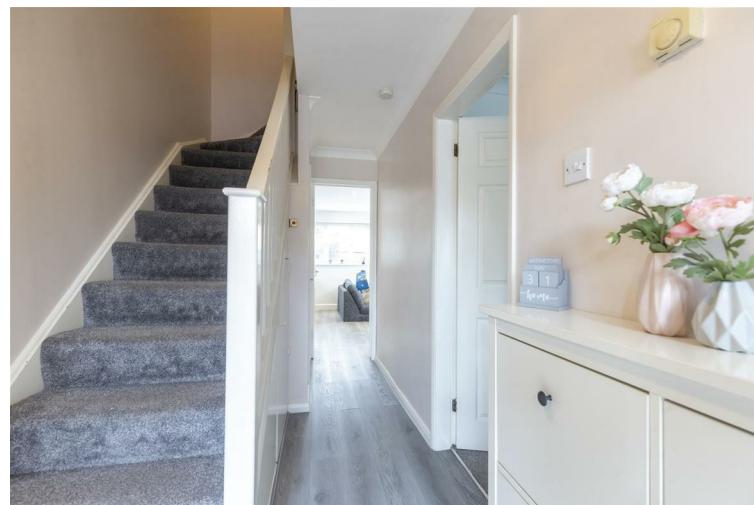
Offers Over £325,000

Buckingham Drive, Aylestone, Leicester, LE2 8PY

- Extended Detached Property
- Two Reception Rooms
- Three Double Bedooms
- Landscaped Gardens & Garage
- Driveway & Parking
- Entrance Hallway & Cloakroom
- Superb Extended Kitchen / Diner
- Family Bathroom & En- Suite
- DG, GCH, EPC D, C/Tax D & Freehold
- Highly Recommended



A DELIGHTFULLY APPOINTED & EXTENDED THREE BED DETACHED FAMILY HOME ideally situated within the popular City suburb of Aylestone, being well served for renowned local schooling, high street shopping amenities, city centre and motorway networks. This immaculately presented living accommodation would provide a superb family home that benefits from a stunning integrated fitted dining kitchen extension and briefly comprises, hallway, cloakroom, living room, play room, extended fitted kitchen / diner, primary bedroom with en-suite, two further double bedrooms, family bathroom, landscaped gardens, driveway & garage. **EARLY VIEWING HIGHLY RECOMMENDED**



ENTRANCE HALLWAY

Having stairs to first floor, console storage, under stair storage cupboards, radiator and wood style flooring:



PLAY ROOM

11'09 x 9'06 (3.58m x 2.90m)

Radiator, tv point and bi-fold wooden doors to Kitchen/Diner:



EXTENDED KITCHEN / DINER

25'09 x 11'09 (7.85m x 3.58m)

Having UPVC double glazed windows and double glazed bi-fold UPVC doors to rear, comprising a stylish grey range of wall, base & drawer units with roll top work surfaces over, matching island, integrated electric double oven, gas hob with extractor over, sink unit with mixer tap, dishwasher and space for washing machine, tumble dryer and fridge/freezer. Two lantern windows, spots to ceiling, wood style flooring, radiator and tv point:

CLOAK ROOM

Having low level flush wc, pedestal wash hand basin, radiator, wood style flooring and chrome heated towel rail:

FIRST FLOOR LANDING

Airing cupboard and loft access:



LIVING ROOM

16 (to bay) x 11'10 (4.88m (to bay) x 3.61m)

Having UPVC double glazed bay window to front, feature fireplace with log burner, coving, radiators, bi-fold wooden doors to Play Room:



BEDROOM ONE

12'4 x 8'02 (3.76m x 2.49m)

Having UPVC double glazed window to front, fitted wardrobes, with matching set of drawers, radiator and wooden flooring:



BEDROOM THREE

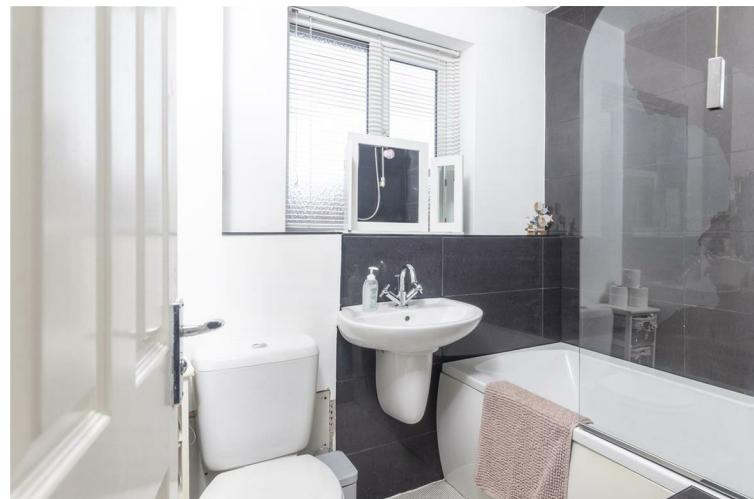
9'5 x 8'9 (2.87m x 2.67m)

Having UPVC double glazed window to rear and radiator:



EN-SUITE

Having UPVC double glazed window to side, vanity sink unit, shower cubicle and radiator:



FAMILY BATHROOM

6 x 5 (1.83m x 1.52m)

Having UPVC double glazed window to front, suite comprises of low level flush wc, pedestal wash hand basin, side panelled bath with electric shower over, shower screen & chrome heated towel rail:



BEDROOM TWO

11'03 x 9'04 (3.43m x 2.84m)

Having UPVC double glazed window to rear and radiator:



OUTSIDE

The enclosed rear garden is mainly laid to lawn with mature shrubbery and flower borders, extended decked area, gated side access to the front of the property where there is a driveway leading to single garage, off road parking for two cars, lawned frontage with shrubbery, path leading to UPVC double glazed front door:



GARAGE

12'11 x 8 (3.94m x 2.44m)

Housing 'Vaillant' boiler, power, lighting and up/over door:

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 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

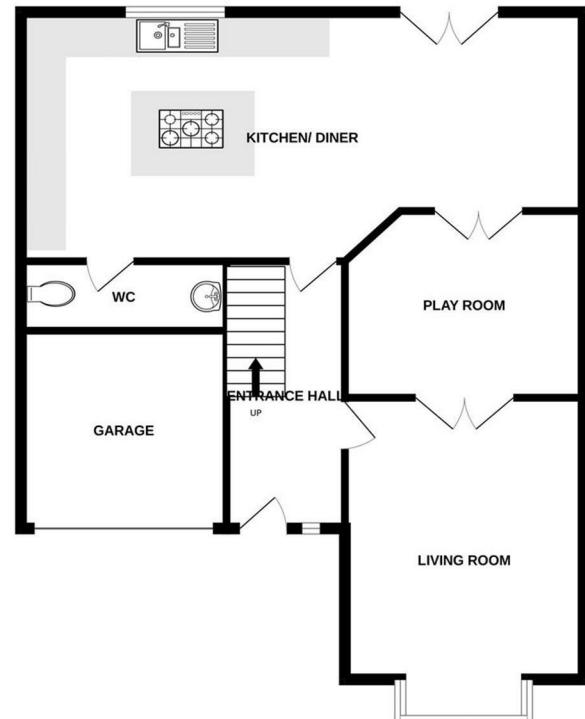
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

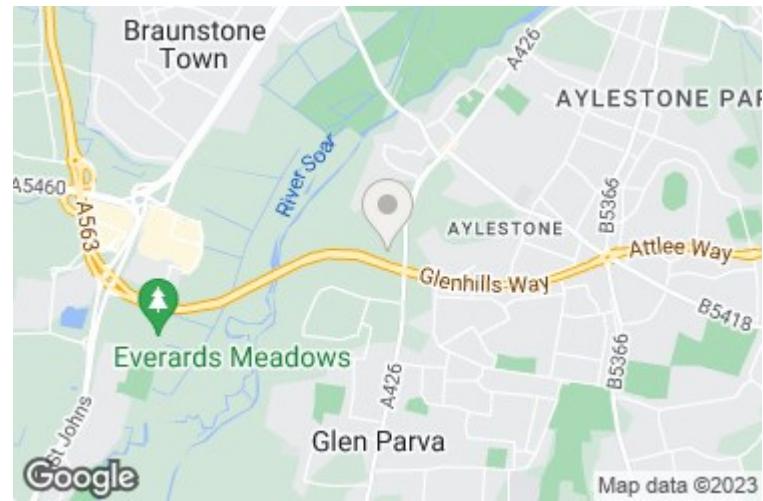
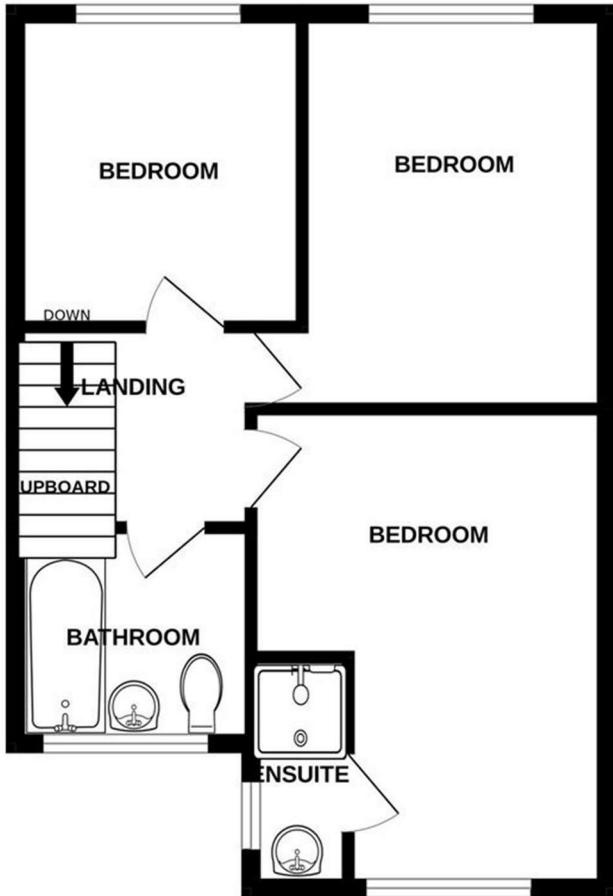
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	57
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Est.1985
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

