SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985









# Asking Price £395,000

## Eton Close, Leicester, LE2 3TZ

- Extended Detached Home
- Lounge / Dining Room
- Downstairs Shower Room
- Office/Gym
- Freehold
- Three Double Bedrooms
- Kitchen
- Garden Room
- Cul De Sac Location
- EPC Rating C Council Tax Band D



A fantastic opportunity to purchase this EXTENDED THREE DOUBLE BEDROOM DETACHED home located in a CUL DEC SAC in KNIGHTON.

This SPACIOUS home offers great entertaining space and family living.

The accommodation briefly comprises a porch, entrance hall, guest WC, lounge/dining room, kitchen, downstairs shower room, garden room, office/gym and car port to the ground floor.

On the first floor there are three bedrooms and a bathroom.

Nice sized rear garden with seating area and vegetable patch.

Off street parking to the front of the house.

Eton Close is well situated for local schools, Queens Road shopping parade and Leicester city Centre.

**PORCH**
Door to side aspect, windows to front and side elevations, step up into

**ENTRANCE HALL**
Front door, staircase rising to first floor, built in cupboard, radiator, double glazed frosted window to side aspect, fuse box and gas meter.



**GUEST CLOACKROOM**
**5'6" x 2'5" (1.69 x 0.75)**
Corner wash hand basin, low level W/C, wall mounted cupboard, double glazed frosted window to side aspect.



**LOUNGE / DINER**
**26'2" max x 18'5" max reducing to 10'10" (7.98 max x 5.62 max reducing to 3.31)**
Gas fireplace, coving, four radiators, double glazed windows to front, side, and rear aspects, sliding double glazed doors to rear elevation leading into garden, door leading into kitchen.



**OTHER ASPECT**





**OTHER ASPECT**



**DOWNSTAIRS SHOWER ROOM**
**7'3" max x 6'11" (2.21 max x 2.11)**
Shower cubicle with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, extractor, tiled walls, double glazed frosted window to front aspect.

**KITCHEN**
**10'7" x 8'10" (3.25 x 2.71)**
Fitted units with worktops, sink with drainer, four ring gas hob, oven and extractor, plumbing for washing machine and dishwasher, space for fridge freezer, part tiled walls and tiled floor, built in cupboard housing boiler, radiator, double glazed window to rear aspect, door to side aspect leading into garden room.



**LANDING**
Access to loft, built in cupboard, frosted double glazed window to side aspect.



**BEDROOM ONE**
**14'4" x 10'10" (4.38 x 3.32)**
Fitted wardrobes with sliding doors, radiator, coving, double glazed window to front aspect.



**BEDROOM THREE**
**7'9" x 7'7" (2.37 x 2.32)**
Radiator, coving, double glazed window to rear aspect.



**BEDROOM TWO**
**10'10" x 10'2" (3.32 x 3.11)**
Coving, radiator, double glazed window to rear aspect.



**BATHROOM**
**8'3" x 5'11" (2.52 x 1.82)**
Bath, mixer taps with shower attachment, low level W/C, pedestal wash hand basin, heated towel rail, part tiled walls, tiled floor.



## OUTSIDE

Good sized paved seating area with veranda, garden with flower borders and mature shrubs bushes and trees, vegetable patch to the bottom, water tap, gate top front aspect.



## CAR PORT

**17'0" x 8'4" (5.19 x 2.55)**

Pair of metal gates to front aspect, sky light to ceiling, power, meter cupboard, door leading into,



## GARDEN ROOM

**16'2" x 8'3" (4.93 x 2.53)**

Sky light to ceiling, tiled floor, pair of double glazed doors to side aspect leading out into the garden, door into,



## OFFICE/GYM

**16'6" x 8'8" (5.03 x 2.65)**

Power, tiled floor, double glazed window to side aspect and pair of double glazed doors to side elevation leading into garden.

## 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



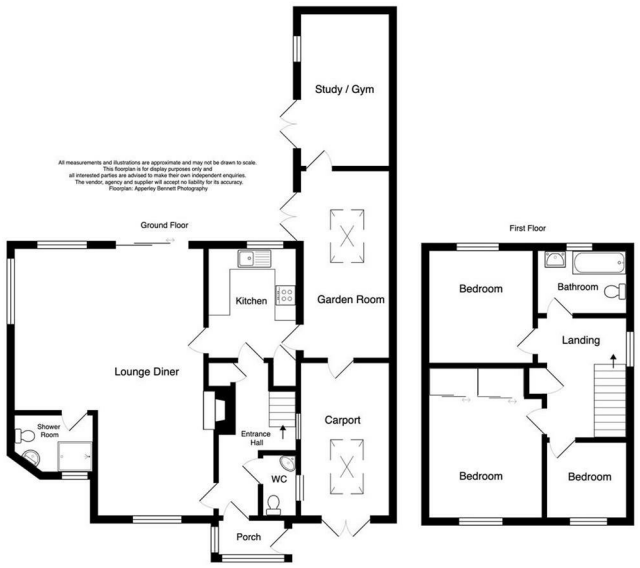
## GENERAL REMARKS

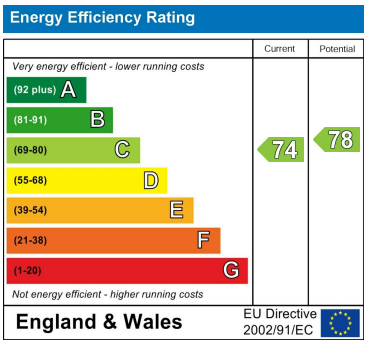
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents 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.

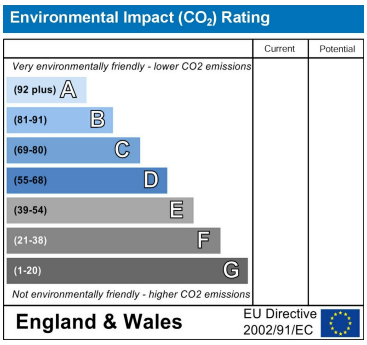


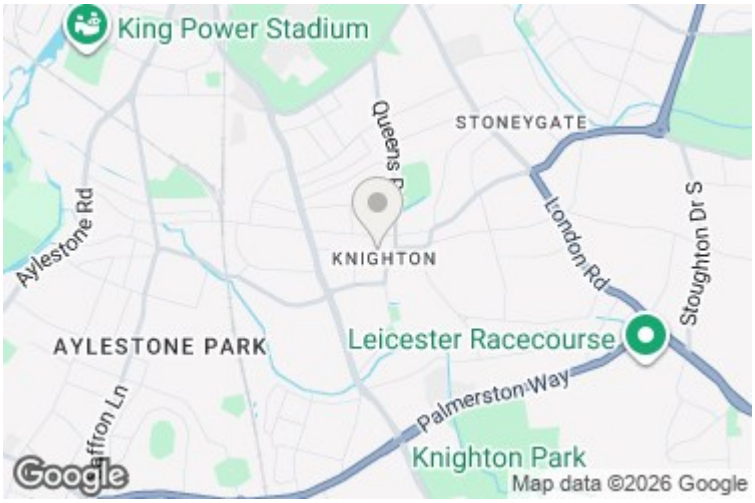
## AML DISCLAIMER

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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Aylestone Rd
London Rd
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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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