



**Guide Price: £270,000 to £280,000**

**Alice Hawkins Drive, Scrattoft, Leicester, LE7 9WQ**

- Delightful Semi Detached Property
- Integrated Fitted Kitchen / Diner
- Three Family Bedrooms
- DG, GCH, EPC B, C/Tax C & Freehold
- Gardens, Driveway & Parking
- Entrance Hallway & Cloakroom
- Open Plan Living Room
- Family Bathroom & En-Suite
- 8 Years NHBC Remaining
- No Upward Chain | Highly Recommended



GUIDE PRICE £270,000 to £280,000 | A BEAUTIFULLY PRESENTED THREE BED SEMI DETACHED PROPERTY WITH PARKING FOR TWO VEHICLES This Jelson home was built 2021 and is superbly situated within the sought after Pulford Place development in the popular city suburb of Scrattoft, being well served for renowned local schooling, good road links to Leicester City Centre and motorway networks, excellent shopping amenities, leisure facilities and a plethora of local eateries and hosteries close by. This uber stylish living accommodation would provide a very comfortable starter or family home that briefly comprises, entrance hallway, open plan kitchen / diner, spacious living room, ground floor cloakroom/WC, three double bedrooms, primary with en-suite and a contemporary hotel styled bathroom suite with shower. The property benefits from immaculate front & rear gardens, car charging point and driveway with two parking spaces. **EARLY VIEWING HIGHLY RECOMMEND | CHAIN FREE | BOOK NOW!**



#### CLOAKROOM

Comprising wc, corner pedestal sink, radiator and vinyl flooring:



#### ENTRANCE HALLWAY

A warm and inviting entrance hallway featuring wood style flooring, wall mounted consumer unit, radiator, under stair storage cupboard and stairs leading to first floor:



#### FITTED KITCHEN / DINER

**14'2 x 7'9 (4.32m x 2.36m)**

Fitted with a stylish and matching range of grey base, wall & drawer units, with granite style work surfaces over inset with sink unit & drainer and decorative gloss grey tiled splashbacks. The design has a suite of integrated appliances that include: single eye level electric fan oven, four ring gas hob with stainless steel extractor chimney over, fridge / freezer and dishwasher, plumbing for washing machine, concealed wall mounted 'Potterton' boiler, radiator, ceramic tiled flooring, spots to ceiling & double glazed window to front elevation:



**OPEN PLAN LIVING ROOM**

**14'10 x 9'8 (4.52m x 2.95m)**

Featuring wood style flooring, media point, radiator and double glazed window and French door to rear elevation:

**FIRST FLOOR LANDING**

Comprising over stair storage cupboard, loft access, radiator and leading to:



**EN-SUITE SHOWER ROOM**

**8'2 x 3'5 (2.49m x 1.04m)**

Fitted with a stylish three piece suite comprising, walk-in shower cubicle fitted with chrome mixer shower, pedestal sink & low level wc, decorative bumpy tiled surround, chrome heated towel rail, vinyl flooring and razor point:



**BEDROOM ONE**

**13'1 x 8'2 (3.99m x 2.49m)**

Radiator and double glazed window to rear elevation:



**BEDROOM TWO**

**8'3 x 7'9 (2.51m x 2.36m)**

Radiator and double glazed window to front elevation:



### BEDROOM THREE

9'9 x 6'2 (2.97m x 1.88m)

Radiator and double glazed widow to rear elevation:



### REAR GARDEN

The rear extends to a good sized enclosed garden mainly laid to lawn with a raised terrace leading to a corner patio and seating area, with fenced boundaries and side gated entryway leading to front elevation:



### FAMILY BATHROOM & SHOWER

6'4 x 5'2 (1.93m x 1.57m)

Fitted with a modern three piece suite comprising, panelled bath with chrome mixer shower over, shower screen, pedestal sink & low level wc, decorative ridge tiled surround, vinyl flooring, chrome heated towel rail & double glazed opaque window to front elevation:



### FRONT GARDEN

To the front elevation is an immaculate front forecourt garden, with driveway to the side providing off road parking for two vehicles and handy electric car charging point:

### 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

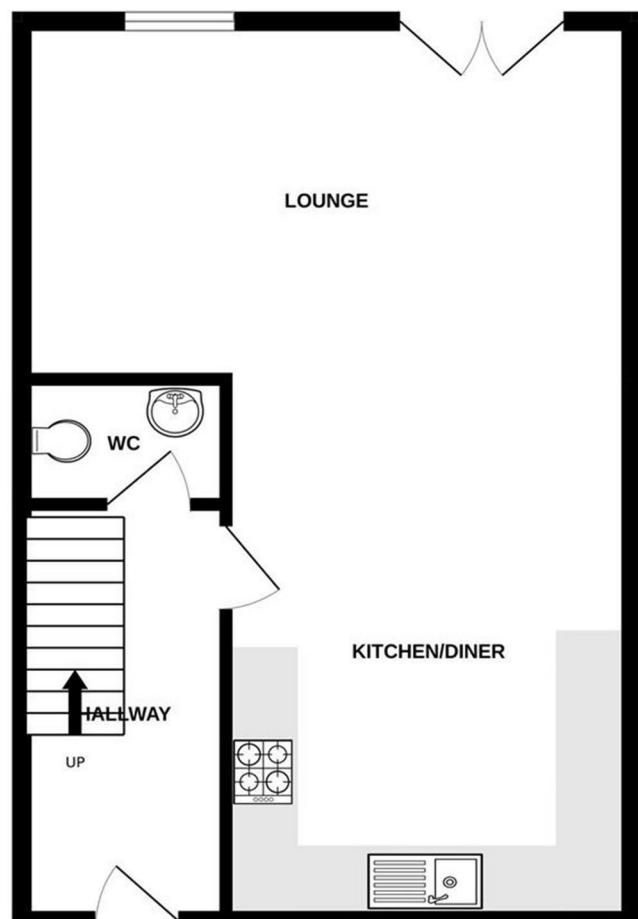
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

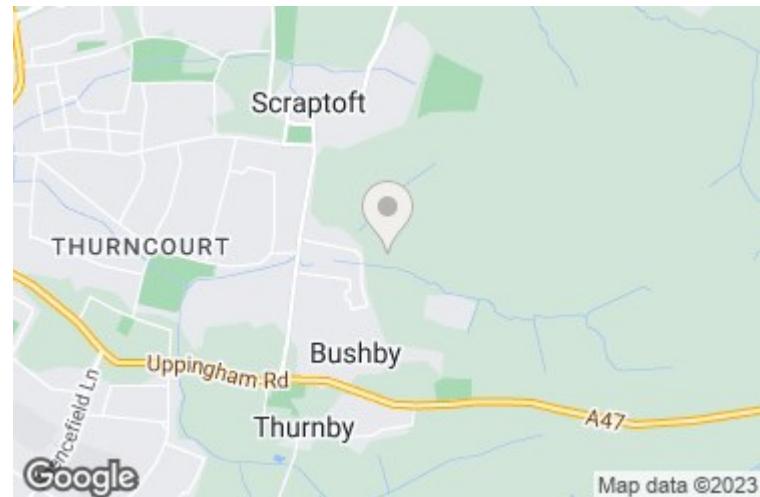
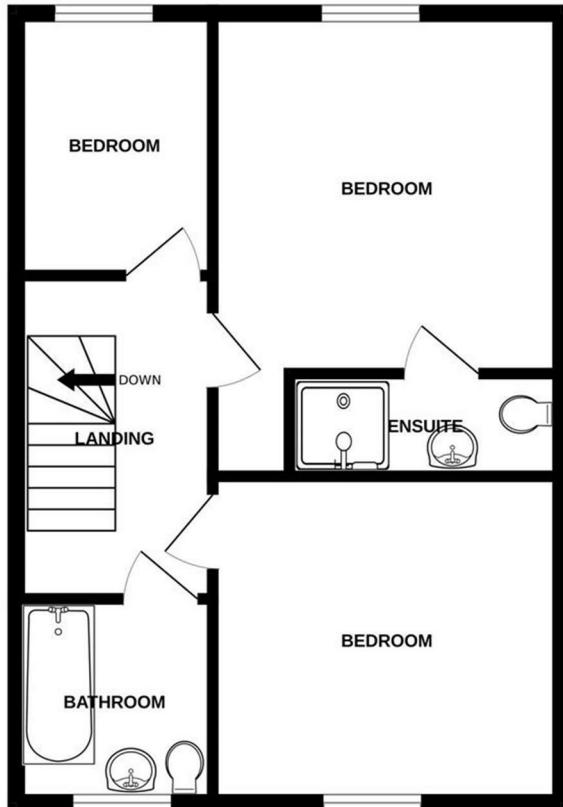
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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

