



Asking Price £335,000

Eton Close, Leicester, LE2 3TZ

- Detached Three Bedroom Property
- Through Lounge
- Bathroom
- Large Rear Garden
- EPC Rating D Council Tax Band D
Freehold
- Cul De Sac Location
- Kitchen
- Separate W/C
- Garage and off road parking
- No Upper Chain



FIRST TIME ON THE MARKET SINCE THE HOUSE WAS BUILT in 1972

We are delighted to offer for sale this THREE BEDROOM DETACHED HOUSE situated at the BOTTOM OF A CUL-DE-SAC in the heart of KNIGHTON.

The house is set on a larger than average plot and boasts a large rear garden.

There are so many possibilities and scope to extend the property subject the usual planning consents.

EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2709394!

FRONT PORCH

5'3" x 2'3" (1.61 x 0.69)

Tiled floor, double glazed sliding door to front elevation.



ENTRANCE

10'3" x 6'0" (3.13 x 1.83)

Double glazed frosted door leading into, radiator, frosted window looking into the through lounge.



THROUGH LOUNGE

24'3" x 10'11" (7.40 x 3.35)

Fireplace, serving hatch into kitchen, two radiators, double glazed window to front and rear elevation.





KITCHEN

11'3" x 8'2" (3.44 x 2.49)

Fitted units with worktops, sink with drainer, plumbing for W/M, freestanding gas cooker, space for fridge, part tiled walls, built in under stairs cupboard/pantry housing gas meter and storage, double glazed window to rear elevation, double glazed door with frosted glass to side elevation.



BEDROOM ONE

12'9" x 10'1" (3.90 x 3.08)

Fitted wardrobes, radiator, double glazed window to front elevation.



BEDROOM TWO

11'2" x 10'1" (3.42 x 3.08)

Fitted wardrobes, radiator, double glazed window to rear elevation.

LANDING

Access to loft, frosted double glazed window to side elevation.



BEDROOM THREE

9'3" x 7'1" (2.83 x 2.17)

Fitted cupboard with sliding door, radiator, double glazed window to front elevation.



GARAGE

20'4" x 9'9" (6.201 x 2.98)

Up and over door, double glazed window to side elevation.



BATHROOM

6'11" x 5'4" (2.13 x 1.65)

Bath with shower attachment, pedestal wash hand basin, radiator, built in cupboard housing boiler, tiled walls, double glazed frosted window to rear elevation.



CAR PORT

SEPERATE W/C

Low level W/C, double glazed frosted window to side elevation.



OUTSIDE

A large established garden mainly laid to lawn with mature flower and shrubs, brick shed, greenhouse, water tap, wooden side gate .



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.

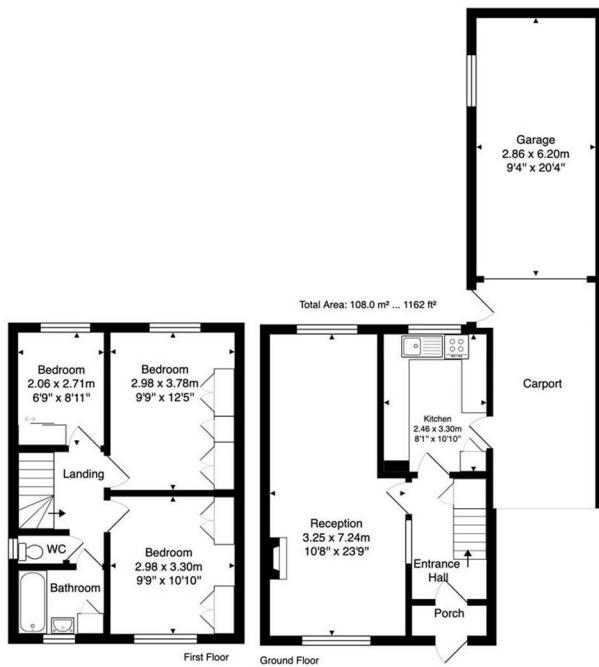
MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

VIEWING TIMES

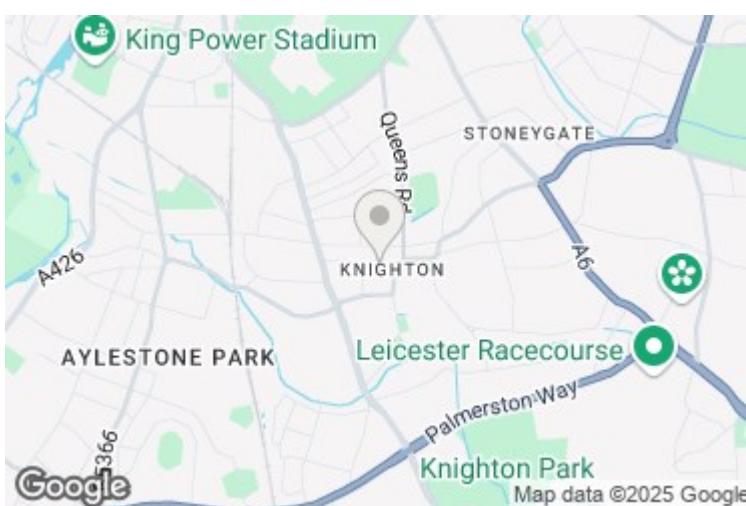
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:

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	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	

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

