



Offers Over £270,000

Laverstock Road, Wigston, Leicester, LE18 2RJ

- Semi Detached Property
- Entrance Hallway
- Integrated Kitchen / Diner
- Boutique Inspired Bathroom Suite
- GCH, DG, EPC D & Freehold
- Beautifully Appointed
- Spacious Lounge & Conservatory
- Three Bedrooms
- Stunning Gardens & Single Garage
- No Upward Chain



A STUNNINGLY APPOINTED THREE BED SEMI DETACHED PROPERTY occupying an attractive corner plot within a desirable cul-de-sac location, situated in the sought after city suburb of Wigston and being well served for the catchment area for Little Hill Primary School and conveniently placed for a wide range of everyday local amenities and services. This wonderfully presented and spacious accommodation has been significantly upgraded throughout by the current vendor to provide a very stylish abode ideal for today's modern flexible living standards and the property briefly comprises, entrance porch, hallway, well proportioned lounge with feature fireplace, fully integrated contemporary kitchen/diner, conservatory with French doors to the garden and two bedrooms. To the first floor is the primary bedroom and a period style newly re-fitted bathroom suite. The garden is a particular feature of the property with a neat wrap around lawn to the front elevation whilst the rear boasts a beautifully landscaped garden with colourful raised beds, immaculate decking, seating and dining areas, perfect for al fresco entertaining. To the rear boundary is a hard standing driveway providing off-road parking as well as direct car access to the garage set back into the rear. NO UPWARD CHAIN | EARLY VIEWING HIGHLY RECOMMENDED

PORCHWAY

Featuring black and white ceramic tiled floor, double glazed window to side, and doors to both entrance and garden:

HALLWAY

Having wood style flooring, meter cupboard, door to garden and stairs to first floor:



KITCHEN / DINER

14'9 x 8'55 (4.50m x 2.44m)

Fitted with a matching range of Ivory base, wall & drawer units, with marble style work surfaces over and matching up risers inset with one and half cream composite sink unit & drainer. Having a suite of fully integrated appliances that include single electric oven and matching stainless steel microwave, four ring induction hob, with extractor chimney over, red glass,

splashback, fridge / freezer, washing machine, tumble dryer and dishwasher. Having radiator, wood style flooring & double-glazed windows to front & side elevations:



LOUNGE

14'35 x 11'66 (4.27m x 3.35m)

Feature has fireplace with polished stone surround and matching hearth, ceiling coving, wall mounted uplighters, radiator and double glazed bay window to front elevation:



CONSERVATORY

12'17 x 6'23 (3.66m x 1.83m)

Ceramic tiled flooring and French doors to garden:



BEDROOM TWO
12'98 x 9'6 (3.66m x 2.90m)

Having built-in storage cupboard fitted with shelving, ceiling coving, radiator with cover over and double glazed patio doors extending to conservatory:



BEDROOM ONE
11'25 x 10'56 (3.35m x 3.05m)

Comprising built-in double wardrobe, eaves storage, radiator and double glazed window to Side elevation:

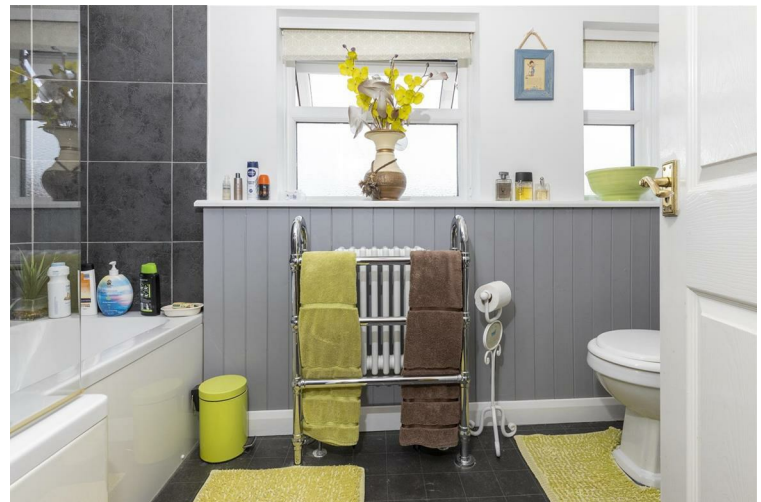


BEDROOM THREE
7'9 x 6'6 (2.36m x 1.98m)

Dado rail, radiator and double glazed window to rear elevation:

FIRST FLOOR LANDING

Having walk-in airing cupboard housing 'Worcester' boiler and fitted with shelving:



BATHROOM SUITE
9'3 x 5'2 (2.82m x 1.57m)

Fitted with a stylish period style three piece suite comprising, panelled shower bath, shower connected to combi boiler over, tiled backsplash, shower screen, pedestal sink & low level wc decorative tongue & groove surround, tile effect flooring, ceramic radiator with chrome heated towel rail, angled ceiling spot lights & double glazed opaque windows to front elevation:



OUTSIDE

To the rear elevation is an immaculately presented large landscaped garden offering scope for future extension (STPP) and features a paved patio with bistro set for morning coffee, hand painted steps leading to a delightful elevated decked terrace, seating and dining areas, perfect for al fresco entertaining and providing access to the single garage. The garden also benefits from a stunning array of season planting in a swathe of raised beds. and are further zones for planting, potting and a wood store, complete with fenced boundaries. To the front elevation is a wrap around lawn, neat beds, fruit tree and paved pathway:



GARAGE

To the rear elevation is a driveway leading to garage:

PROPERTY INFORMATION

The property has been fully upgraded by the current vendor and includes: New Kitchen & Bathroom New Fireplace New Flat roof to garage and dormer. New double glazed windows (10 yr guarantee) Conservatory, garage door and front door (5 year of

guarantee remaining) New Worcester boiler (installed Jan-20) annual service Jan-21 New plumbing system New fence panels (3 .5 yrs old):

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:

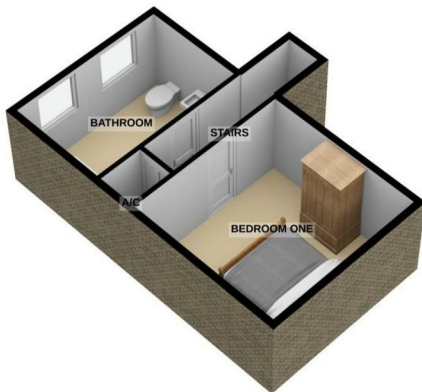
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center; border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">82</div>
(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 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	

Barkers

Est.1985

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

