



£210,000

Park Road, Blaby, Leicester, LE8 4ED

- Extended Period Terraced Property
- Two Reception Rooms
- Three Storey Living
- Four Piece Bathroom Suite
- Front & Rear Gardens
- Delightfully Appointed Throughout
- Extended Fitted Kitchen
- Three Double Bedrooms
- GCH, DG & EPC D
- Highly Recommended



AN EXTENDED & DELIGHTFULLY APPOINTED THREE BED THREE STOREY PERIOD TERRACED PROPERTY

Situated in the sought after village location of Blaby, being well served for the popular nearby shopping centre offering a good range of everyday amenities, renowned local schooling, easy access to the City Centre, motorway networks and Fosse Park. 'Bushlock Cottage' is a beautifully presented & much improved mid terraced property, providing an ideal 'ready to move into' starter home that briefly comprises, through lounge/dining room with open aspect to extended integrated fitted kitchen, three double bedrooms and re-fitted period style four piece bathroom suite. Having attractive front & rear gardens, DG, GCH & EPC D
EARLY VIEWING IS AT THE AGENTS HIGHEST RECOMMENDATIONS



RECEPTION ONE

11'07 x 11'04 (3.53m x 3.45m)

Comprising cast iron log burner inset into exposed chimney breast, meter cupboard, wood style flooring, radiator, double glazed mock sash window to front elevation, open plan aspect though to reception two:



RECEPTION TWO

12'01 x 11'04 (3.68m x 3.45m)

Comprising wood style flooring, two under stair storage cupboards, radiator, double glazed door to rear elevation and open plan stair case to first floor:



EXTENDED FITTED KITCHEN

17'8 x 6'4 (5.38m x 1.93m)

Fitted with a stylish range of ivory base, wall & drawer units, with solid wood work surfaces over inset with ceramic sink unit & drainer and decorative ceramic tiled splashbacks. Space is provided for 900 mm Range oven, extractor chimney, having integrated under counter fridge, freezer and dishwasher with plumbing for washing machine and tumble dryer, concealed wall mounted 'Worcester' boiler, column radiator, ceramic tiled flooring & double glazed mock sash window to side elevation:



KITCHEN EXTENSION

Featuring window seat with concealed storage, ceramic tiled flooring, double glazed picture window to rear elevation, two velux windows and spots to ceiling:

FIRST FLOOR LANDING



BEDROOM ONE

12'08 x 10'09 (3.86m x 3.28m)

Radiator and double glazed mock sash window front elevation:



BEDROOM TWO

10'10 x 9'05 (3.30m x 2.75.84m)

Having under stair walk-in storage cupboard, radiator, double glazed mock sash window to rear elevation and stairs to second floor:

SECOND FLOOR



BEDROOM THREE

15'4 x 12'2 (4.67m x 3.71m)

Two eaves storage cupboards and two velux windows:



BATHROOM SUITE

7'10 x 6'3 (2.39m x 1.91m)

Re-fitted with a period style four piece suite comprising, panelled bath, walk-in shower cubicle, period style pedestal sink & matching high level wc, decorative tiled surround, black & white ceramic tiled flooring, chrome/ceramic heated towel rail & double glazed opaque window to rear elevation:



OUTSIDE FRONT

To the front elevation is a pretty forecourt garden featuring a neat raised bed filled with seasonal planting, pots dotted around for added colour and slate chipped surround with paved pathway and picket fenced boundary:

OUTSIDE REAR

The rear elevation extends to a paved pathway leading to large expanse of lawn that leads to a paved sun terrace to the rear of the garden. Having good sized storage shed, outside lighting, power points and tap and side gated entryway to front 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.

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

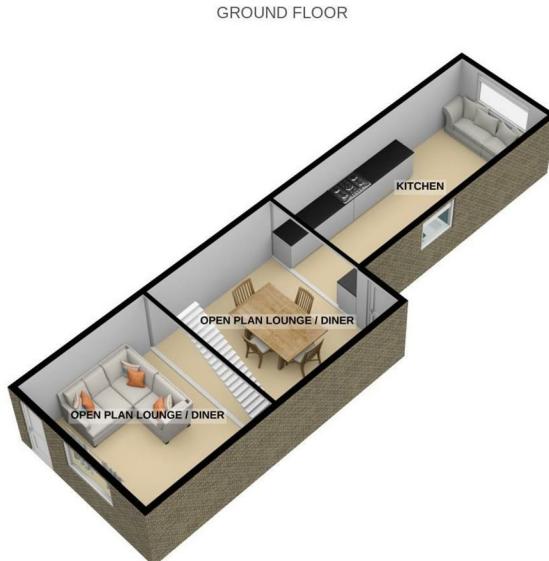
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

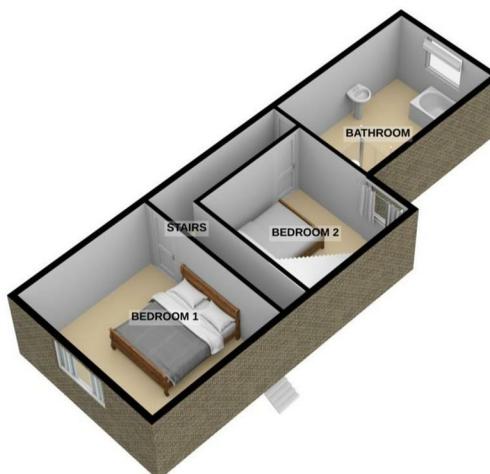
Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm

2ND FLOOR



1ST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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

