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sales & lettings



Barkbythorpe Road

Leicester, LE4 9JA

£350,000

Property Features

- Link Detached
- Family Home
- Three Bedrooms
- En-Suite To Master
- Utility Room
- Integral Garage
- Pleasant Rear Garden
- Downstairs W.C.
- Well Maintained
- Call To View



Full Description

SUMMARY

Well presented and well proportioned link detached house in this popular area of Leicester. The accommodation comprises entrance hall, kitchen, utility room, downstairs w.c., lounge, dining area, three bedrooms, en-suite to master, family bathroom, rear garden, off road parking and integral garage.

ENTRANCE HALL

With stairs off to the first floor, central heating thermostat, security alarm panel, laminate floor, telephone point and radiator.

WC

Comprising wash hand basin, low flush w.c., tiled splash backs and radiator.

LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

With gas fire and fireplace, French doors to the rear garden and radiator.

DINING ROOM

10' 11" x 7' 7" (3.33m x 2.31m)

With under stairs storage cupboard, telephone point, radiator and window to the rear elevation.

KITCHEN

9' 11" x 7' 7" (3.02m x 2.31m)

Comprising base and wall mounted units with under unit lighting and complementary work surfaces, sink unit with drainer, tiled splash backs, gas hob, electric cooker and extractor hood, plumbing for washing machine, radiator and window to the front elevation.

UTILITY ROOM

5' 1" x 4' 10" (1.55m x 1.47m)

Comprising wall mounted boiler, work tops, built in fridge and freezer, tiled splash backs, radiator and door to the rear garden.



LANDING

With airing cupboard, window to the side elevation and access to the loft. The loft is part boarded.

MASTER BEDROOM

11' 4" max x 10' 10" max (3.45m x 3.3m)

With built in wardrobes, t.v. point, radiator and window to the front elevation.

ENSUITE

7' 3" x 4' 6" (2.21m x 1.37m)

Comprising shower cubicle, double vanity wash hand basins, low flush w.c., tiled splash backs, extractor fan and radiator.

BEDROOM

11' 8" x 9' 1" plus wardrobes (3.56m x 2.77m)

With built in wardrobes and desk, radiator and two windows to the rear elevation.

BEDROOM

12' 5" x 8' (3.78m x 2.44m)

With window to the front elevation and radiator.

BATHROOM

8' 9" x 7' 9" (2.67m x 2.36m)

Comprising panelled bath, wash hand basin, low flush w.c., tiled splash backs, extractor fan, radiator and window to the rear elevation.

GARAGE

The garage is integral and has an up and over door, light and power.

OUTSIDE

The front of the property is mainly paved to provide off road parking and has well stocked flower borders. The rear garden is mainly laid to lawn with mature flower borders, gated side access, external power and tap and walled and fenced surround.

SUMMARY SALES DETAILS

- Price : £350,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : D



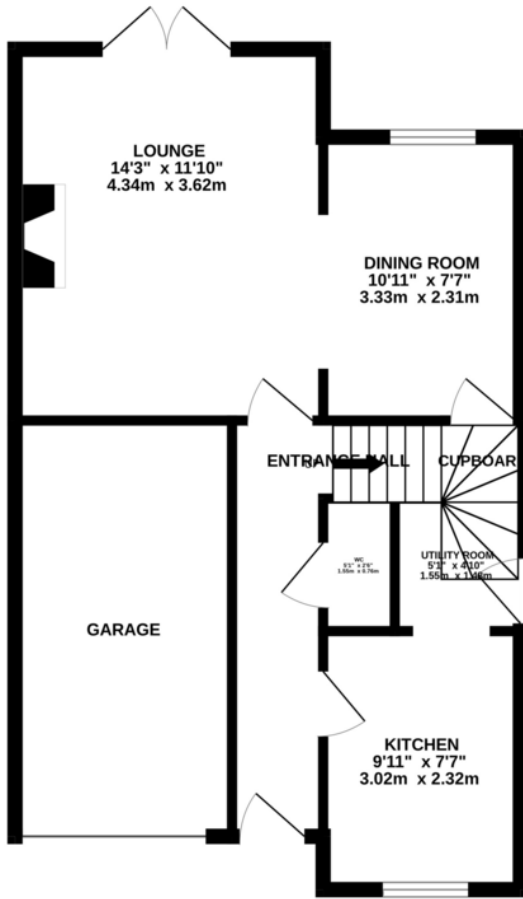
EPC Rating

EPC to follow

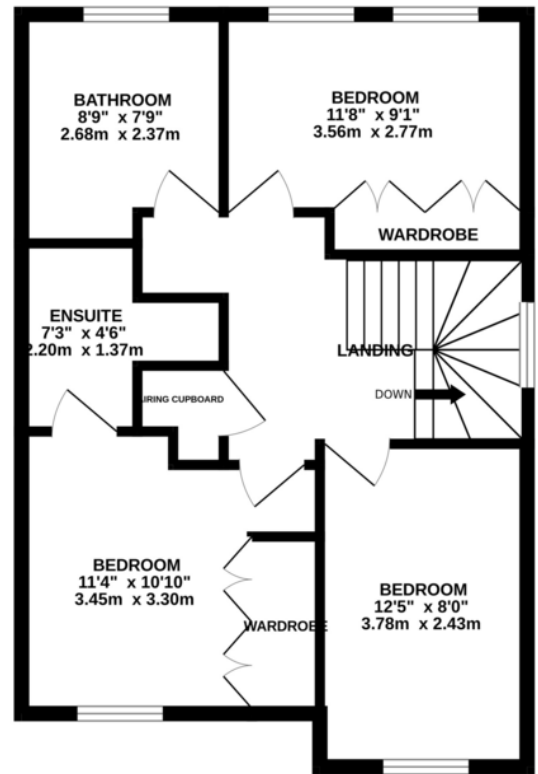


Floorplan

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

