SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

£279,950

Watkin Road, Freemans Meadow, Leicester, LE2 7HW

- Stunning Detached Property
- Fitted Kitchen / Diner
- Three Bathroom Suites
- Two Sun Terraces
- Highly Recommended
- Spacious Living Room
- Three Double Bedrooms
- Three Storey Splendour
- Front & Rear Gardens & ORP
- No Upward Chain

A LUXURY THREE STOREY, THREE BED, THREE BATH DETACHED PROPERTY SUPERBLY SITUATED WITHIN THE POPULAR FREEMANS MEADOW DEVELOPMENT whilst being well served for the City Centre, Leicester Royal Infirmary, De Montfort University & the fashionable Braunstone Gate with its array of upmarket bars, bistros & eateries. This delightfully appointed living accommodation would provide a very comfortable family home or investment opportunity & briefly comprises, entrance hallway, stylish fitted kitchen/diner, spacious living room, three double bedrooms, two bathrooms, one en-suite, private garden, off road parking & two sun terraces. DG, GCH & EPC B. Early Viewing Highly Recommended.
NO UPWARD CHAIN

ENTRANCE HALL
Having radiator, under stair cupboard, side door & stairs to first floor:

BEDROOM ONE
11'4 x 8'8 (3.45m x 2.64m)
Comprising radiator, double glazed window to the rear elevation and leading to en-suite:

EN SUITE
6'6 x 5'34 (1.98m x 1.52m)
Walk-in shower, low level wc & pedestal sink:

BATHROOM SUITE & SHOWER
6'5 x 4'92 (1.96m x 1.22m)
Comprising panelled bath with fixed shower over, shower cubicle, pedestal wash hand basin & low level wc, tiled splashbacks, radiator, extractor fan and non slip flooring:

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BEDROOM TWO
11'5 x 8'95 (3.48m x 2.44m)
Comprising radiator, airing cupboard, double glazed window to front elevation:

FIRST FLOOR LANDING
Radiator, spots to ceiling and stairs to first floor:

KITCHEN/ DINER
13 x 11'4 (3.96m x 3.45m)
A contemporary styled fitted kitchen comprising a stylish range of Ivory base, wall & drawer units, with wood style work surfaces over inset with sink unit & tiled splashbacks. Complimentary appliances include integrated stainless steel double oven, four ring gas hob with matching splash back & concealed extractor canopy, space is provided for fridge/freezer ,washer / dryer and dishwasher. tile effect vinyl flooring, radiator and double glazed window to rear elevation:

LIVING ROOM
13'4 x 12'18 (4.06m x 3.66m)
With two windows to the front, window to the rear, Juliet balcony door that leads out onto a terrace, radiator:

SUN TERRACE
Access from Living Room to this elevated balcony providing views of both front and rear aspects:

BEDROOM THREE
11'4 x8'82 (3.45m x2.44m)
With window to the side and radiator

SECOND FLOOR LANDING
Access to sun terrace:

JACK & JILL SHOWER ROOM
10'2 x 4'92 (3.10m x 1.22m)
With window to the front, shower cubicle, WC and pedestal hand wash basin with door to landing and bedroom three:

SUN TERRACE
Access from landing and offering panoramic city views:

REAR GARDEN
The rear extends to a good sized lawn area with fenced boundaries. There is also a tarmaced driveway behind secure double gates for off road parking. To the front elevation is a lawned forecourt garden with wrought iron low level fencing and paved pathway:

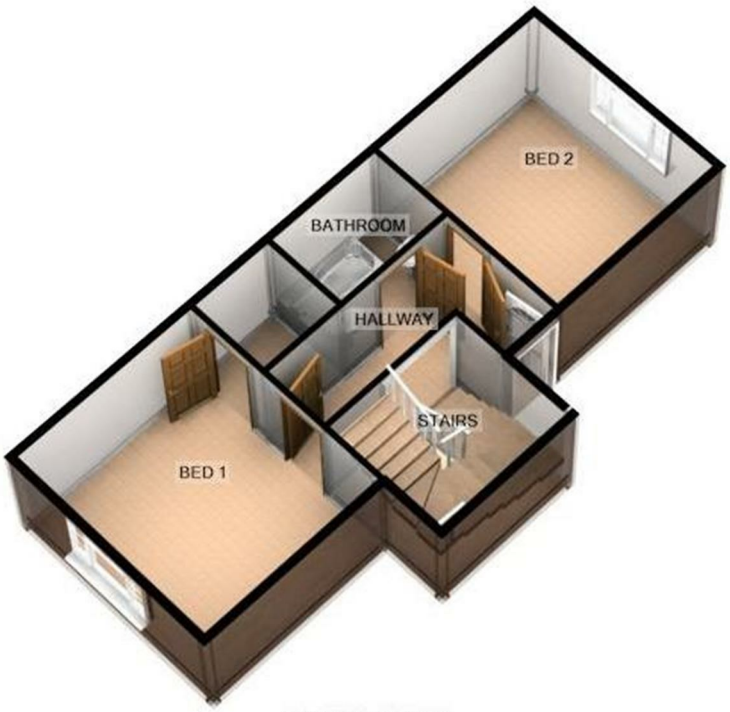
COMMUNAL SERVICE CHARGES
Maintenance of communal gardens £TBC per month
C/Tax Band C (approx) visit: https://www.leicester.gov.uk/your-community/council-tax/

COMMUNAL GARDENS
Well maintained surrounding gardens:

FIXTURES & FITTINGS
The current vendors are prepared to offer all of the wardrobes, some desks & sofas (£Price subject to negotiation):

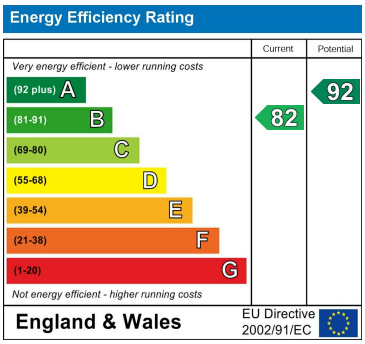
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

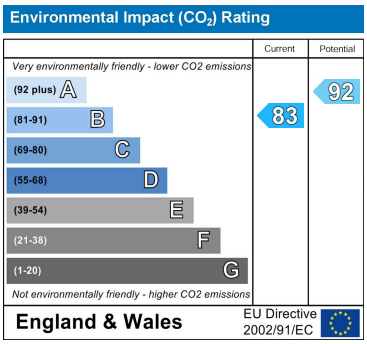
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers 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

2ND FLOOR





1ST FLOOR

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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

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