

**£275,000**

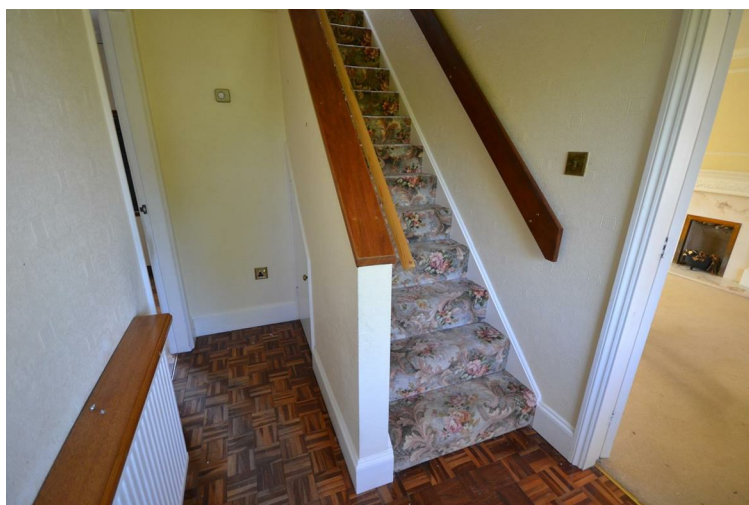
**Somerby Road, Thurnby, Leicester, LE7 9PR**

- Detached Property
- Three Bedrooms
- Family Bathroom
- GCH, DG & EPC E
- Viewings Recommended
- Thurnby
- Kitchen / Diner
- Master En-Suite
- Garage & Off Road Parking
- No Upward Chain





BARKERS are pleased to offer a DETACHED family home requiring some modernisation in the popular East Leicestershire village of THURNBY. Being well served for an array of everyday local amenities, renowned local schooling located in the catchment area for Beauchamp College, one of the top secondary schools in Leicestershire. This accommodation offers VERSITILE FAMILY LIVING and a comfortable home whilst briefly comprising entrance hallway, reception room, FITTED KITCHEN / DINER, stairs to first floor landing, three bedrooms (en-suite to master), family bathroom. DG & GCH. The property benefits from front & rear gardens, single garage with parking in front. The property benefits from NO UPWARD CHAIN. EARLY VIEWING IS HIGHLY RECOMMENDED.



#### ENTRANCE HALL

Access via wooden front door, wooden parquet design flooring, radiator, stairs to first floor with storage under:



#### RECEPTION ROOM

**16'5" x 9'9" (5.01 x 2.99 )**

Ceiling rose and coving, dado rail, tiled hearth and surround, radiator, double glazed bay window to front aspect and french doors leading to garden:



#### KITCHEN / DINER

**16'5" x 9'9" (5.01 x 2.99 )**

Wooden fitted kitchen with a variety of wooden units and marble effect worktops over with stainless steel sink/ drainer, tiled splashbacks, integrated electric double oven and fitted gas hob. Double glazed windows to front and rear aspect:



#### UTILITY ROOM

**6'2" x 5'9" (1.88 x 1.77 )**

Wooden base units with marble effect worktops over, stainless steel sink/drainage, wall mounted 'Gloworm' boiler, wooden floor leading to rear garden:

#### LANDING

Secondary glazed window and airing cupboard housing water tank:



**BEDROOM ONE**

**9'10" x 12'9" (3.01 x 3.91 )**

Ceiling coving, radiator loft hatch, fitted wardrobes, double glazed window to front elevation:



**BEDROOM TWO**

**9'4" x 11'6" narrowing to 8'7" (2.87 x 3.51 narrowing to 2.62 )**

Ceiling coving, radiator and double glazed window to rear elevation:



**EN-SUITE**

**6'8" x 5'8" (2.05 x 1.75 )**

Fitted wash hand basin with storage below, w/c, radiator, single shower cubicle with electric 'Triton' shower. Tiled walls, double glazed window to front elevation:



**BEDROOM THREE**

**6'8" x 8'7" (2.04 x 2.64 )**

Radiator and double glazed window to rear elevation:





### **FAMILY BATHROOM**

**6'2" x 7'4" (1.89 x 2.24 )**

Wash hand basin, w/c, fitted bath, heated towel rail, double glazed window to rear elevation:

### **OUTSIDE**

The property has an established rear garden and patio which isn't overlooked. There is side access and a long garden:



### **GARAGE**

Single garage (left in picture) with space to park in front:

### **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**

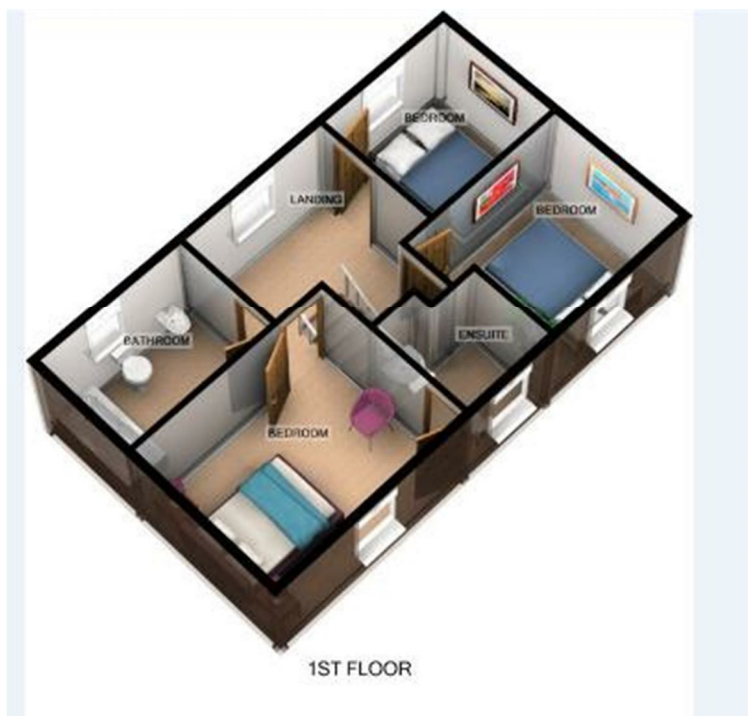
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:


Monday to Friday 9am -5.30pm

Saturday 9am - 4pm





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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

